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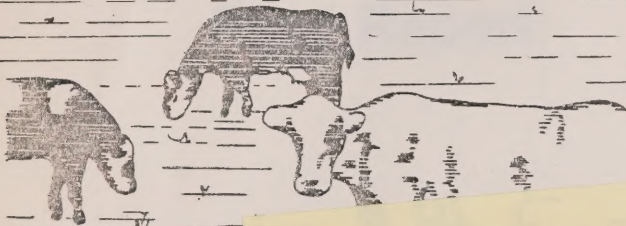
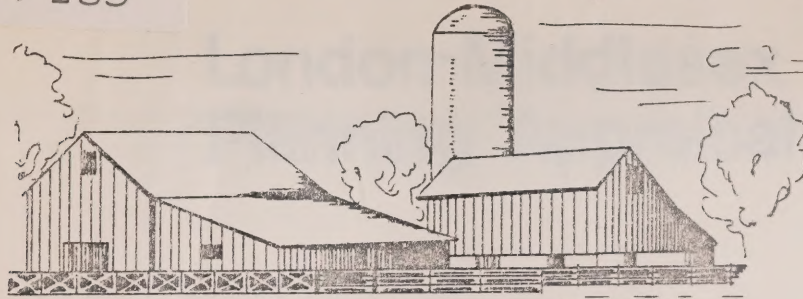
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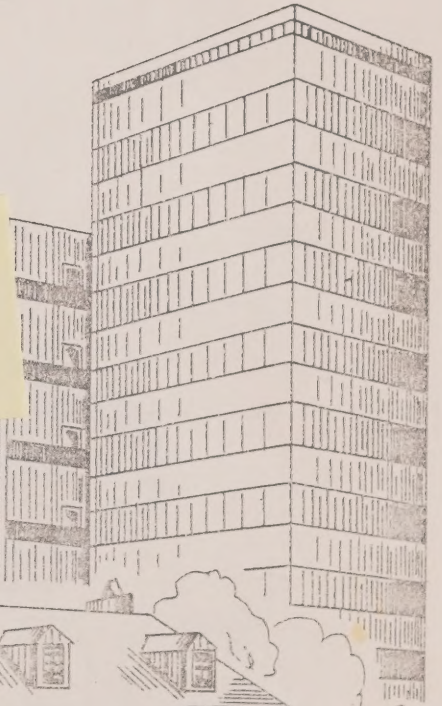
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Final Report



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London-Middlesex Planning Appraisal

Final Report



November 1979



JAMES F. MacLAREN LIMITED

JAMES F. MacLAREN LIMITED

CONSULTING ENGINEERS, PLANNERS AND SCIENTISTS

320 Adelaide St. South, London, Ontario N5Z 3L2 (519) 686-5711

11018-0

8 November 1979

Hon. Claude F. Bennett
Minister of Housing
Queen's Park
Toronto, Ontario

Mr. M. A. Gleeson
Mayor
City of London
City Hall
London, Ontario

Mr. John F. McNamara
Warden
County of Middlesex
367 Ridout Street North
London, Ontario

Gentlemen:

Re: London-Middlesex Appraisal: Final Report

It gives us great pleasure in submitting to you the Final Report of the London-Middlesex Planning Appraisal. As you will recall, the purpose of the Appraisal was firstly, to identify the major planning and development related issues facing London-Middlesex both now and in the foreseeable future and secondly, to recommend effective means to deal with these issues.

Upon consideration of a number of different alternatives, it is our belief that the best approach is the preparation of a set of 'common policies' on the issues of mutual concern to both the City and the County. These 'common policies' would subsequently be integrated by amendment into the City Official Plan and a proposed County Official Plan. Preparation of a County Official Plan dealing with issues of county or area-wide significance and the creation of a County Planning Department is also recommended.

In submitting this report to you, this completes our contractual obligations as set out in our agreement with the City of London executed on 4 August 1978, and further amended in November of 1979. We have thoroughly enjoyed the challenge and interest which this assignment has presented to us and the opportunity we have had in working

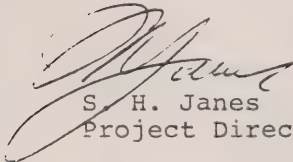
with the County/City Liaison Committee and its Technical Sub-Committee throughout the course of the Appraisal.

We sincerely hope this document will provide the basis for the establishment of a suitable policy framework for the City and the County (including its member municipalities) to deal effectively with the major planning and development issues facing London-Middlesex.

In closing, we wish to express our appreciation for the opportunity we have been given to undertake this assignment.

Yours very truly,

JAMES F. MacLAREN LIMITED



S. H. Janes
Project Director

/kr



Ted E. Halwa
Project Manager

Acknowledgements

The authors wish to acknowledge their sincere appreciation for the assistance and co-operation provided by the County/City Liaison Committee and particularly its Technical Sub-Committee throughout the course of the London-Middlesex Planning Appraisal. The Technical sub-Committee was appointed by the County/City Liaison Committee to work closely with the Consultant in the preparation of the study documents arising out of the Appraisal.

County/City Liaison Committee

Representing the City

A. M. Gleeson, Mayor
J. M. De Zorzi, Alderman
R. I. Mann, Alderman

Representing the County

J. McNamara, Warden
F. Lewis, Councillor
M. Weldon, Councillor

Technical Sub-Committee

Chairman

R. E. F. Eddy (representing the County)
Administrator-Clerk
County of Middlesex

Members

R. M. Malpass (representing the County)
Administrator, Clerk-Treasurer
Township of Westminster.

R. W. Tracy (representing the City)
Planning Administrator
Long Term
City of London

R. J. Tolmie (representing the City)
Assistant Secretary to the
Board of Control
City of London

L. A. Spittal (representing the Province)
Manager
Community Planning Advisory Branch
Ministry of Housing
Province of Ontario

LONDON - MIDDLESEX PLANNING APPRAISAL

Final Report

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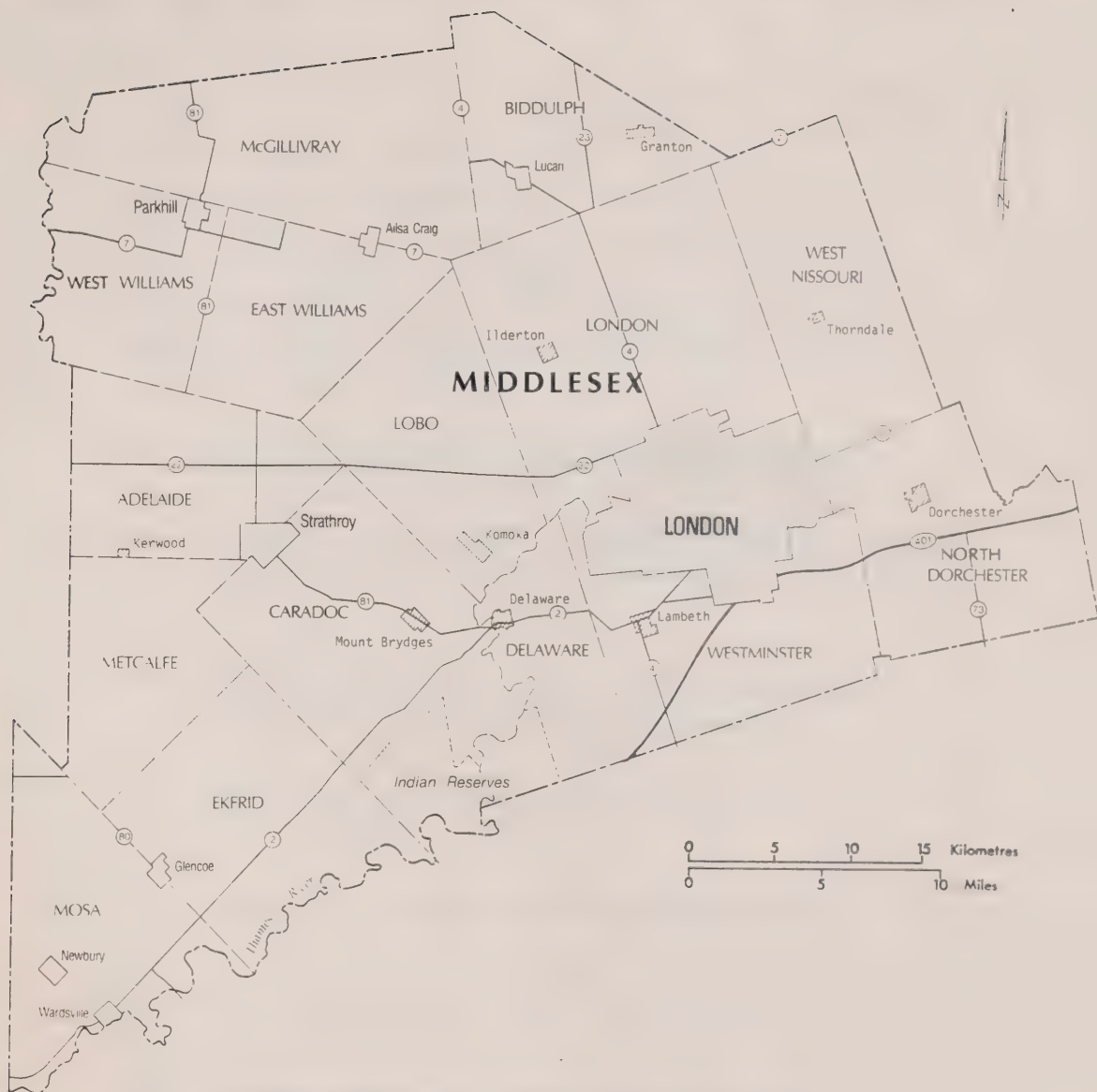
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Figure 1.



London-Middlesex Planning Appraisal

Study Area

Recommendations

The recommendations of the London-Middlesex Planning Appraisal: Final Report are that:

1. The City and the County make a commitment to formulate 'common policies' on planning and development related issues of mutual concern and that these policies be incorporated by amendment into the Official Plan of the City of London and directly into a proposed Official Plan of the County of Middlesex. It is further recommended that the issues of mutual concern to be dealt with by the City and the County in formulating these 'common policies' include:
 - i) urban development on the periphery of the City;
 - ii) annexation as a means of accommodating the future land requirements and transportation needs of the City;
 - iii) extension of water supply and sewage disposal services beyond the boundary of the City;
 - iv) development pressures associated with Hwy. 401, Hwy. 402 and Hwy. 100;
 - v) assimilative capacity of the Thames River;
 - vi) route selection of transmission and highway corridors servicing the City and affecting the County;
 - vii) suburban roads;
 - viii) public recreation areas, facilities, and programs serving residents of both the City and the County;

- ix) mineral aggregate resource requirements of the City and the County and their effect on alternative and surrounding land uses;
 - x) railway relocation as it may affect lands outside the City; and
 - xi) disposal of solid waste and storm water run-off generated by the City and affecting the County;
2. The County express a commitment to commence the preparation of an Official Plan and request the Minister of Housing to define the County of Middlesex as a planning area.
3. The County take the necessary steps in 1980 to establish a small scale Planning Department capable of assuming the following primary responsibilities:
- i) preparation of an Official Plan for the County of Middlesex;
 - ii) assisting the County in the preparation of 'common policies' on planning and development related issues of mutual concern to both the City and the County;
 - iii) providing technical assistance and advice to the Middlesex Land Division Committee with respect to land severances.
4. The City undertake to determine its future land needs beyond its existing boundary including how much land is required, the purposes for which the land is required, the reasons why this land is not available or cannot be made available within the existing City boundary, approximately when the land will be required, and the preferred location of the land required.

5. The Minister of Housing confirm his commitment to support financially the preparation of 'common policies' by the City and the County on planning and development related issues of mutual concern.
6. The Minister of Housing confirm his commitment to support financially the preparation of an Official Plan for the County of Middlesex.
7. The Minister of Housing, upon defining the County of Middlesex as a planning area, dissolve the Central Middlesex Planning Area.
8. The Minister of Housing formally dissolve the Strathroy and Suburban Planning Area.

1. Introduction

This document represents the final report of the London-Middlesex Planning Appraisal. The need for a Planning Appraisal of London-Middlesex arose out of a number of meetings of the County/City Liaison Committee during 1976 and 1977. The Committee was established in 1974 by the City and the County for the purpose of considering and reporting on joint City-County matters, City matters affecting the County or its constituent municipalities, and County matters affecting the City. Sitting on the Committee are the Mayor and two councillors of the City of London, and the Warden and two councillors of the County of Middlesex.¹

Following a discussion of the effects of the identification of London as a growth centre² at its meeting of 28 October 1976, the Liaison Committee adopted the following resolution:

That the members of the County/City Liaison Committee be authorized to meet with the Minister of Housing of Ontario, the Honourable John R. Rhodes to express to him their concern about the urbanization of rural areas of Middlesex County and to propose to him the development of a County/City Policy Plan, and to discuss the procedures necessary to implement such a plan.³

Representatives of the Liaison Committee met subsequently with the Minister in February 1977 and the following month the Minister responded to the request of the Committee. In his letter (Appendix I), the Minister expressed his support for a planning appraisal prior to preparation of a County/City Policy Plan...

"It is my hope that such an appraisal would examine in some depth the development pressures generated by the major urban areas on the rural portions of the County and would also explore possible means of coping with such pressures including, among other possibilities, the preparation of a

County/City policy plan. However, in my view, the planning appraisal must be undertaken first and results properly evaluated before a decision is taken to commence work on a policy plan."⁴

It was not however until January 1978 that the Planning Appraisal was officially underway. The first task was to identify and examine the planning and development related issues affecting or likely to affect London-Middlesex now and in the foreseeable future. Reports examining these issues were released in the summer of 1978, and on 25 July 1978 an information meeting was held in Delaware to present and discuss the issues identified.⁵

During the fall of 1978 the Interim Report of the London-Middlesex Planning Appraisal was prepared and distributed to the City, the County, and all municipalities of the County.⁶ The Report identified four alternatives which could potentially lead to more effective decision-making by the City and the County (including its member municipalities) with respect to the planning and development issues facing London-Middlesex. The alternatives identified were presented at meetings sponsored by the County and the City in November of 1978. Subsequent to these meetings, a number of briefs were submitted by the City and the municipalities of the County as well as by a few special purpose bodies (Appendix II).

In view of the pending release of the White Paper on The Planning Act, the preparation of the Final Report of the Planning Appraisal was postponed until there was an opportunity to review the White Paper in the context of the Planning Appraisal. Section 3 of this Report examines the implications of the White Paper on matters dealt with in the Appraisal.

In the following sections of this Final Report of the London-Middlesex Planning Appraisal, the planning and development related issues facing or likely to face London-Middlesex are summarized (Section 2). This is followed by an examination of the implications of the proposals contained in the White Paper which bear on the Planning Appraisal (Section 3), and an analysis of the numerous briefs submitted by municipalities and special purpose bodies on the Interim Report (Section 4). A strategy for the City and the County to deal with the planning and development issues identified is recommended along with the proposed scope, means of implementation, and monitoring procedures of this strategy (Section 5). Finally, the existing organization of municipalities into planning areas is addressed and groupings of municipalities into areas considered appropriate for purposes of detailed planning for land use, transportation, and services are suggested (Section 6).

Notes: Section 1 INTRODUCTION

- ¹ County of Middlesex, Brief to the Government of the Province of Ontario, (January 22, 1975)
- ² London along with Kingston, Ottawa and Thunder Bay were identified as major regional centres by the Province in 1976. See: Ontario Ministry of Treasury, Economics, and Intergovernmental Affairs (Regional Planning Branch) Design for Development Ontario's Future: Trends and Options (March 1976) pp 43-44.
- ³ City of London, Minutes of the 3rd Meeting of the County/City Liaison Committee (October 28, 1976).
- ⁴ Letter of Correspondence, Honourable John R. Rhodes, Ministry of Housing to W. S. Ross, City Clerk, City of London, re Middlesex County/City of London Liaison Committee Brief (March 17, 1977).
- ⁵ London-Middlesex Liaison Committee, London-Middlesex Planning Appraisal: Preliminary Report (James F. MacLaren Limited, June 30, 1978), and London-Middlesex Liaison Committee, London-Middlesex Planning Appraisal, Summary: Preliminary Report, (James F. MacLaren Limited, July 13, 1978).
- ⁶ London-Middlesex Liaison Committee, London-Middlesex Planning Appraisal: Interim Report (James F. MacLaren Limited, Fall, 1978)

2. The Major Issues

The first task of the Planning Appraisal was to identify the major planning and development related issues affecting or likely to affect London-Middlesex between now and the turn of the century. A total of five major issues were identified and summarized in a report to the Liaison Committee in July of 1978.¹ They have been reviewed and updated where appropriate for incorporation into this Final Report of the Planning Appraisal.

2.1 Land Needs of the City

While the City of London is not presently facing a critical shortage of land to meet its needs as the major urban centre of southwestern Ontario, increasing concern continues to be expressed over the ability of the City to meet, within its existing boundary, its future land needs.² Although there appears to be sufficient land in terms of total acreage to accommodate the City's various land needs in the short run, the City is experiencing difficulties now in meeting its requirements with respect to certain specific uses. This has contributed to increased urbanizing pressures on rural land lying immediately outside the City, and statements regarding the inevitable and pending need for the City to soon annex land from the adjacent townships.

Perhaps the most widely recognized land shortage affecting the City is its perceived need for industrial land. The City apparently has adequate land reserves set aside for industry capable of accommodating anticipated demand up to at least 1990. On the other hand, the City recognizes that it is severely limited now in terms of its ability to make available large parcels of land for industry were such an interest expressed.

2-2

In spite of the City's apparently adequate supply of smaller industrial parcels, industry continues to be attracted to sites outside the City and, in particular, immediately south of the City in the Township of Westminster. It is apparent that for reasons related to land cost, land availability, servicing, accessibility, building restrictions, or other undetermined factors, the sites outside the City have become very appealing to industry.

As with industrial land in the City of London, the City does not appear to be experiencing an immediate overall shortage of land for commercial purposes. Nevertheless, an increasing number of large space-demanding commercial establishments are being attracted to locations outside the City (e.g. Bowley's Colonial Furniture, Lattella's Ethan Allen Gallery, Postian's Rugs, Wonderland Mall). Reasons as to why these establishments have chosen to locate outside the City are not clear but appear to be related to land costs, accessibility, and the advantages which accrue from locating near similar establishments. In addition, there appears to be a growing shortage of land for commercial purposes in certain selected areas of the City. Thus while the City may have sufficient lands set aside for commercial purposes, these lands are often not the most attractive to commercial establishments.

With respect to residential land, the City has estimated that it has within its current boundaries the theoretical capacity to accommodate a population in excess of 500,000. Well before the City reaches a population of this size, additional lands will be required to maintain a sufficient land reserve to keep housing prices from escalating, to ensure adequate housing choice, and to allow for lands which for one reason or another are not developed or redeveloped for

residential purposes. At the present time, the price of raw land for residential purposes is approaching and in some cases exceeding \$40,000 per acre in the City. In addition, considerable land banking is occurring outside the City by major development companies.

Two critical factors in determining the City's land needs for residential purposes are the projected population of the City and the ability of the City to provide adequate treatment for sanitary waste. The City is approaching its limits of sewage treatment capacity without any commitment from the Province on the proposed Glengowan Dam or on other remedial measures which would increase its treatment capacity. Another factor to be considered is the extent to which the City is making the most efficient use of its own land resources for residential development or redevelopment, thereby minimizing the need to annex lands from its neighbouring townships.

Summary: While the City appears to have within its boundaries sufficient land for industrial, commercial, and residential purposes for the present time, certain deficiencies are apparent now and are likely to increase in the near future. If the City believes a shortage of land exists or is imminent, it is the responsibility of the City to determine and to be able to justify how much land is required, the purposes for which it is required, the reasons as to why this land is not available or cannot be made available within the existing boundary of the City, approximately when the land will be required, and the preferred location of the lands required. In the event adequate lands are not made available to the City to accommodate the needs of a growing urban population, the townships neighbouring the City will continue to experience increasing pressures to allow the development of lands within their jurisdiction for urban purposes.

2.2 The Urban Fringe

An urban fringe, frequently defined as the area lying immediately beyond a city's boundary and consisting of a zone of transition between the contiguously built-up area of the city and the surrounding countryside, is well established in London-Middlesex.³ Previous attempts at ensuring the orderly growth and development of this area have included the establishment of the Central Middlesex Planning Board, the London Suburban Roads Commission, the creation of subsidiary planning areas, and annexation.

For a number of reasons, the Central Middlesex Planning Board has proven to be largely ineffective in providing a unified planning approach to development of the fringe. Although increasingly the subject of criticism by the City, the London Suburban Roads Commission on the other hand has proven to be more effective than the Central Middlesex Planning Board. The Commission, however, deals with only one aspect of the fringe, the accommodation of the traffic demands on suburban roads. The subsidiary planning areas of the Central Middlesex Planning Area are not guided nor are they subject to the provisions of an overall plan. Rather, they function as independent planning areas -- thereby precluding a unified approach to area-wide planning problems characteristic of the urban fringe.

As a result of the actions of some of the townships surrounding the City, the policies of the City to discourage urban development immediately beyond its boundaries have not been entirely successful. Problems typically associated with the urban fringe (e.g. land use incompatibilities, servicing, inefficient use of land, transportation) continue to arise although not to the same extent and level of intensity as has

ocurred in the past. The pressures for development are nevertheless intense. Land values are based on urban development and are far beyond what the farming community can bear. Investment in new farm buildings and structures on lands neighbouring the City is low to non-existent.⁴ While all townships neighbouring the City are subject to these pressures, nowhere are pressures greater than those currently being experienced in the Township of Westminster.

The City's policies of discouraging urban development beyond its boundary, particularly its refusal to extend services to its neighbouring townships, have no doubt slowed the development of the fringe. On the other hand, the City has contributed to land speculation, development pressures, and uncertainty in the fringe by its approval of plans of subdivision designed in a manner which anticipates annexation of adjacent lands, by the oversizing of servicing mains, and by its policy to annex land any time for the purposes of completing logical drainage areas and planning districts without at the same time specifying the extent of these areas or districts.⁵ In addition the City, like other municipalities of the Central Middlesex Planning Board, has displayed little in the way of commitment to the Board, or willingness to co-ordinate its planning decisions with those of the surrounding townships.

Summary: The existing approach to the planning and development of the urban fringe surrounding the City whereby all municipalities including the City establish planning policy largely in isolation of one another is contrary to the achievement of an orderly and controlled development of this area, and entirely inappropriate to the characteristics of the fringe and the pressures being exerted upon it. A more unified planning approach and closer consultation and co-ordination of development

activity between the City and the neighbouring townships are required if the existing problems associated with the fringe are to be resolved and future problems avoided.

2.3 Rural Resources

The dominant economic activity of Middlesex County is agriculture. Middlesex lies at the centre of what has been deemed the heartland of Ontario agriculture with upwards of 90% of its soils falling within the top three soil capability classes. Over 75% of the County is actively farmed -- generating in excess of \$196,000,000 in production in 1978.⁶

Over the last fifteen year period, considerable changes and shifts have occurred in agriculture in the County. These have included a decline in the farm population, an increase in rented farmland, a decline in the number of farms, and an increase in the average farm size.⁷ While the statistics available indicate significant changes are occurring in agriculture in the County, the explanation of these changes and their implications are much less than clear.

In addition, woodlands in the County are being depleted with uncertain environmental implications. On the other hand, the County has an apparently abundant supply of mineral aggregate resources to the turn of the century. While the extraction of aggregate is recognized as being vital to the needs of both the City and the County, a number of conflicts often occur with agriculture and with rural residents.

By virtue of its natural resource features, the County also provides a preferred lifestyle for many of those disenchanted with the lifestyle afforded by the City. It also provides a desirable location for many types of outdoor recreation facilities. Among its foremost

natural features is the valley of the Thames River -- the recreation potential of which is largely untapped.

Summary: In light of the significance of the natural resources of the County and in particular its highly productive farmland, it is desirable for the County to become more actively involved in ensuring the sound management and use of these resources. Safeguarding the rural resources of the County should not be the sole burden of the municipalities affected. The County should provide the leadership and unifying voice for its twenty-two member municipalities when these resources are threatened by unwarranted urban encroachment or by the construction of major transportation arteries, transmission lines, and pipe lines. In becoming more actively involved, the County should formulate a set of goals and general policies to ensure the sound management and use of resources, and be prepared to take steps to enhance and protect these resources in the face of incompatible developments, changing trends, and circumstances. In adopting a more active role, the County should seek to complement the role and responsibilities of its member municipalities and the conservation authorities.

2.4 Capacity for Growth

The single most limiting factor affecting the growth of London-Middlesex is the capacity of the Thames River to assimilate sewage effluent. With the proposed construction of the Glengowan Dam, the theoretical capacity of the Thames River at London will rise to accommodate a population equivalent estimated to be slightly in excess of 515,000.⁸ Beyond this population, a sewage pipeline to Lake Erie or more sophisticated treatment methods will be necessary.

In the County, growth at urban densities is limited by deficiencies in groundwater or surface water supplies, poorly drained soils, and a lack of suitable receiving streams. Urban centres in the County simply cannot accommodate a large population increase given existing and proposed servicing schemes.

As an alternative, scattered rural residential development would also be costly to service and would lead to inevitable conflicts with agriculture. As a result of these potential consequences, this type of development is strongly opposed by an increasing number of townships and planning boards in the County.

A large increase in the population of the County is fortunately not anticipated.⁹ Nevertheless, without major and costly servicing schemes, the growth capacity of the County is limited. Assuming London is able to overcome its sewage treatment problems, it will remain the most logical and desirable location in which to concentrate the major portion of the population growth expected to occur in London-Middlesex for the foreseeable future.

Summary: The City continues to consider itself as the most logical and desirable location for urban growth in London-Middlesex. In addition, the Province in 1976 identified London as one of four major regional centres in the Province.¹⁰ To fulfill these roles, the City will require a solution to its pending sewage treatment problem and more land to meet the needs of a growing population. This land must ultimately come from the townships neighbouring the City. In the County, the capital investment required to provide urban services to a large number of centres to accommodate a substantial population increase would be prohibitive. To maximize the efficiency of any investments in urban services in the County and to avoid the problems associated

with scattered rural residential development, a county-wide growth distribution strategy is desirable.

2.5 Existing Planning Structure

The existing planning structure in London-Middlesex consists of a patchwork of joint planning areas, subsidiary planning areas, independent planning areas and one undefined planning area. Some of the planning boards are actively engaged in planning while others are virtually defunct. Furthermore, the Middlesex Land Division Committee grants land severances in seventeen municipalities in the County. Elsewhere this function is being carried out by local committees of adjustment. With the exception of the City, no full-time planning staff are engaged by the municipalities, planning areas, or land severance granting authorities in London-Middlesex. The County is not defined as a planning area and does not engage a planning staff.

Most official plans in London-Middlesex have been recently prepared or are in the process of being updated. They have, however, been prepared in virtual isolation of one another. While effective in dealing with matters of local concern, they are seldom capable of dealing with broader development issues affecting all or larger areas of the County such as major highways, transmission corridors, fringe development, resource extraction, and non-farm development. The recommendations of the White Paper on the Planning Act, if implemented, would radically alter the existing planning structure of the County and would provide an opportunity for the County to become engaged in county-wide planning.¹¹

On the other hand, it is evident that there exists in the County a strong preference for maintaining planning at the municipal or area-wide level (as opposed to the county level). Although it has been said that the

existing planning structure represents a patchwork approach to planning, there is considerable satisfaction with the present structure among the municipalities of the County.

Involvement of the County in planning is regarded with suspicion by a number of municipalities, particularly those located furthest from the City. If a need exists for county planning, it is widely perceived by the outlying municipalities as benefitting only the inner six municipalities. Concern is expressed that involving the County in planning would lead to the creation of a planning bureaucracy with all its attendant costs, and would undermine the planning role of the local level.

Summary: While a certain degree of satisfaction prevails with respect to the existing planning structure in London-Middlesex, the planning and development related issues affecting the area now and in the future cannot be adequately addressed without some changes to the existing structure. The recommendations of the White Paper on the Planning Act would, if translated into legislation, provide for changes to the existing structure without at the same time destroying its satisfactory elements. Certain changes are considered desirable including the creation of a role for the County in planning and the establishment of a mechanism whereby the problems associated with the urban fringe neighbouring the City can be more effectively dealt with.

Notes: Section 2 THE MAJOR ISSUES

- ¹ London-Middlesex Liaison Committee, London-Middlesex Planning Appraisal: Summary: Preliminary Report (James F. MacLaren Limited, July 13, 1978).
- ² see "Gleeson says annexation can't be avoided", The London Free Press (September 11, 1979), and Housing and Urban Development Association of Canada (London), Brief to the County/City Liaison Committee on Points of Concern of the Two Associations about available land for development in the foreseeable future, (September 27, 1979).
- ³ A number of studies have examined the phenomenon of the urban fringe associated with the City of London. These include:
M. J. Troughton, Land holding in a Rural-Urban Fringe Environment, The Case of London, Ontario. Environment Canada, Occasional Paper No. 11 (November 1976).

P. R. Hale, "An Examination of the Distribution of 'Hobby Farms' Properties in Six Townships Surrounding London, Ontario (unpublished M. A. thesis, University of Western Ontario, 1973).

L. H. Russwurm, "The Rural-Urban Fringe with Comparative Reference to London, Kitchener-Waterloo, and Sarnia" (unpublished M. A. thesis, University of Western Ontario, 1961).

S. Morrison, "Rural-urban Delineation: A Comparative Analysis of Selected Techniques" (unpublished M. A. thesis, University of Western Ontario, 1978).
- ⁴ Based on field surveys carried out by James F. MacLaren Limited in the preparation of Background Studies for the Township of London Official Plan (1976) and the Township of Westminster Official Plan, (1978).
- ⁵ City of London, Official Plan for the City of London Planning Area (January 1, 1978), Section 4.3.
- ⁶ Ontario Ministry of Agriculture and Food, 1979.
- ⁷ London-Middlesex Liaison Committee, London-Middlesex Planning Appraisal: Preliminary Report (James F. MacLaren Limited, June 30, 1978).
- ⁸ City of London, Report of the Preparation of Master Plan for Sewage Treatment in the City of London to the Year 2013, (London, Ontario: James F. MacLaren Limited, December 1977) p. 7-1.
- ⁹ "London not expected to grow as fast as once predicted", The London Free Press (October 17, 1979).
- ¹⁰ Ontario Ministry of Treasury, Economics, and Intergovernmental Affairs (Regional Planning Branch), Design for Development, Ontario's Future: Trends and Options (March 1976) pp 43-44.

¹¹ Ontario Ministry of Housing, White Paper on The Planning Act,
(Government of Ontario, May 1979).

3. The Effect of the White Paper

The purpose of the White Paper on The Planning Act is to set out the Government of Ontario's proposals for change in the province's local planning system; the system by which municipalities control the way in which land is used and development takes place.¹ The White Paper was released in May 1979 for review and comment. Unless the Minister receives strongly supported reasons for doing otherwise, the Government intends to adopt a new Planning Act reflecting the proposals contained in the White Paper. The deadline for submissions on the White Paper was scheduled for Fall 1979, however the deadline date has recently been extended to March 31st, 1980.² Copies of the proposed new Planning Act are scheduled for release by the end of 1979. It is not anticipated that a new Planning Act for Ontario will be adopted until the end of 1980 at the earliest.

Although the White Paper contains comprehensive proposals with respect to planning in Ontario, only those which have a direct bearing on the objectives of the London-Middlesex Planning Appraisal are examined here. The primary purpose of this examination is to determine the extent to which the proposals contained in the White Paper are consistent or compatible with the findings and proposals of the Planning Appraisal. The proposals contained in the White Paper which appear to bear most directly on the Planning Appraisal are summarized below.

The White Paper encourages unrestructured counties such as Middlesex County, to assume responsibility for county-scale planning. It proposes that counties or municipalities within counties be allowed to engage in joint planning efforts with cities and separated towns without the need for approval by the Minister of Housing.

In the past, the City of London and the County of Middlesex have not engaged in any joint planning efforts nor has the County involved itself, to any significant degree, in 'county-scale' planning. Although the City along with the six townships surrounding the City appear to support the concept of joint planning through their appointment of members to the Central Middlesex Planning Board, they have failed to provide the Board with the resources necessary to deal effectively with planning and development related problems of area-wide concern. The only apparent joint planning effort undertaken by the City and the County is the preparation of the London-Middlesex Planning Appraisal.

Where county planning operations exist or presumably are established, the White Paper proposes that counties may qualify to receive delegated powers similar to regional municipalities (e.g. approval of plans of subdivision and condominium plans, and lower tier official plans). To qualify for such powers, the County will be required to meet conditions established by the Minister including appropriate official plan policies approved by the Minister, permanent professional planning staff, administrative procedures approved by the Minister, and financial resources sufficient to operate the delegated power. Under the powers proposed in the new Planning Act, counties would be given the authority to:

- i) prepare an official plan for all or part of the county or region,
- ii) co-ordinate the planning activities of local municipalities,
- iii) upon request, provide technical assistance to local municipalities in carrying out their planning activities,
- iv) upon agreement with the municipality concerned, directly carry out local planning functions,

- v) appoint such planning committees and staff as it considers necessary,
- vi) enter into agreements with area municipalities or persons relating to the approval of plans of subdivision and zoning by-laws,
- vii) carry out planning powers assigned in The Planning Act or delegated by the Minister.

Where a county official plan or upper-tier plan is in effect, the White Paper proposes that these plans be recognized as being dominant and that the official plans of the lower-tier be required to be brought into 'general conformity' with them. The White Paper does not appear to address the potential problems associated with bringing existing approved local official plans into conformity with upper-tier (including county) official plans. Unlike as is proposed to be the case where local zoning does not conform to an upper-tier plan, there is no time limit or recourse of action specified for the upper-tier municipality where a lower-tier official plan is not in conformity with the upper-tier plan and no action is being taken to bring it into conformity. In Middlesex County there are a total of fourteen official plans either approved or submitted and pending approval by the Province. Depending on the nature and scope of any plan prepared by the County, changes may be required to these plans to bring them into 'general conformity' with a County Official Plan.

The proposed new Planning Act will also require that local zoning by-laws must 'generally conform' to an approved county official plan. In the event that a municipality chooses not to amend its zoning by-law within one year of the county official plan coming into force, the upper-tier municipality (in this case the county), would be able to exercise, directly, local zoning control. In addition to exercising zoning powers where local zoning conflicts with an upper-tier plan,

the county would also appear to have the authority to exercise zoning in the absence of local zoning. This situation would not apply in Middlesex County given the present status of zoning in the County. In all other cases, the local zoning bylaw will remain in full force and effect.

A very significant proposal of the White Paper is to place the responsibility for local planning authority in the first instance with municipal councils. Municipal councils would be given the authority to prepare and adopt official plans and official plan amendments, and to exercise powers related to zoning, community improvement, and maintenance and occupancy. Planning Boards, which are currently vested with the authority of preparing official plans and official plan amendments, would be abolished in their present form. The 'planning area', presently defined as the only formal unit for municipal planning, would also be abolished.

Under the proposals contained in the White Paper, joint planning would be recognized as a voluntary activity of two or more municipalities. The composition and terms of reference of any joint board would be agreed upon by the participating municipalities. The board would consist of elected persons appointed by the respective municipal councils and would set budgets, hire staff, and carry out planning tasks authorized by the councils, including the preparation of an official plan. All existing joint planning boards would be dissolved one year after the new legislation comes into force, or upon the formulation of a new joint board for any part of the former joint area. There would no longer be a 'designated municipality'.

The effect of these proposals on the existing planning structure in London-Middlesex would be profound. The County would be able to assume a role in planning and, subject to satisfying the criteria set by the Province, assume authority for exercising certain planning powers now vested with the Minister. The City could also apply for and receive these delegated planning powers.

With respect to joint planning areas the following planning boards would be dissolved: Northwest Middlesex, Southwest Middlesex, Strathroy and Suburban, and Central Middlesex. Only the Northwest Middlesex and Southwest Middlesex planning boards which are actively engaged in planning programs would be significantly affected. The Strathroy and Suburban Planning Board exists 'on paper' only and the Central Middlesex Planning Board operates on a 'shoe-string' budget and without the benefit of an official plan or comprehensive planning policies for the planning area. A number of planning boards having jurisdiction over subsidiary planning areas or single independent planning areas would also be dissolved by the proposals contained in the White Paper. These include Strathroy, Ailsa Craig, Lucan, and the townships of Adelaide, Caradoc, Biddulph, Delaware, Lobo, London, North Dorchester, West Nissouri and Westminster.

Under the proposals contained in the White Paper, it will be possible for joint boards including for example, Southwest Middlesex and Northwest Middlesex, to reconstitute themselves provided agreement is reached by all municipalities concerned. There will, however, be no obligation on behalf of any municipality to participate in joint planning if it chooses otherwise. Under the terms of the present Planning Act, the Minister has the authority to define a joint planning area and its constituent municipalities. Such authority was exercised by the Minister in the creation of the Southwest

Middlesex Planning Area. On the other hand, it will be possible for a municipality currently not part of a joint planning area to become part of such an area if it so desired. For example, the Northwest Middlesex Planning Board with the agreement of all municipalities affected could choose to reconstitute itself, and invite East Williams and Ailsa Craig to join with it without requiring the approval of the Minister.

Any new planning board or planning committee established under the proposed new Planning Act would consist of elected persons appointed by municipal councils. While the membership of planning boards varies widely in Middlesex County, a number of planning boards have drawn members from the community as well as from municipal councils. Under the proposed new Act, appointed persons would not be allowed to sit on any re-constituted joint planning board or municipal planning committees. They would however be able to sit on planning advisory boards appointed by council for purposes of advising council on official plan and zoning matters.

The power to grant land severances under the proposed new Act would be assigned directly to the councils of cities and counties. These powers in turn could be delegated in the case of a city to a committee of adjustment, and in the case of a county to a land division committee. Such powers could also be delegated to a committee of council or to a municipal official.

In London, the powers to grant land severances is currently vested with a committee of adjustment. In Middlesex, the power to grant land severances is the responsibility of the County Land Division County in seventeen municipalities and with individual committees of adjustment in the remaining five municipalities. Under the proposed new Act, the power of existing committees of adjustment in the County to grant land

severances would be transferred to the County.

Interest has been expressed by some municipalities of the County to delegate the power to grant land severances to area-wide groupings of municipalities -- consistent with the planning areas proposed in the Interim Report of the Planning Appraisal. It would not appear, however, that delegation of the power to grant land severances in this manner would be possible under the proposals contained in the White Paper.

Notes: Section 3 THE EFFECT OF THE WHITE PAPER

- ¹ Ontario Ministry of Housing, White Paper on The Planning Act, (Government of Ontario, May 1979).
- ² Letter of Correspondence, Honourable Claude Bennet, Minister of Housing to all Municipalities of Ontario, Planning Boards, Committees Of Adjustment, and Land Division Committees (September 10, 1979).

4. Review of the Interim Report

Subsequent to the release of the Interim Report of the London-Middlesex Planning Appraisal, a meeting was held on 22 November 1978 in the Council Chambers of the County of Middlesex to which were invited the representatives from all municipalities, planning areas, and committees of adjustment of the County. The following week on 29 November 1978 a meeting was held in the Council Chambers of the City of London to which were invited members of Council, the Administration, and representatives of appointed boards and commissions. The purpose of the meetings was to present the four alternatives identified in the Interim Report and to respond to any questions or concerns regarding the Interim Report. The meeting sponsored by the County was particularly well attended with a number of questions being raised including:

- i) whether the 'common policies' of Alternative I proposed in the Interim Report would deal with plans of subdivision abutting the City boundary with the County;
- ii) whether co-operation with the City in planning would preclude the need for annexation by the City;
- iii) the extent to which the proposed County Official Plan could override a local official plan;
- iv) the costs associated with up-dating local official plans to bring them into conformity with the proposed County Official Plan and who would pay these costs;
- v) the necessity of grouping municipalities into planning areas;

- vi) the possibility of delegating the responsibility of granting land severances to the planning areas recommended in the Interim Report.

Following these meetings a number of briefs and submissions were received from the municipalities of the County including the City. Also responding were the Central Middlesex Planning Board, the Southwest Middlesex Planning Board, the Upper Thames River Conservation Authority, the London-Middlesex RC Separate School Board, and London Transit. Copies of these briefs may be found in Appendix II to this report. The following observations are drawn from the briefs and submissions received.

- i) Overwhelming support for any of the alternatives identified in the Interim Report was not apparent. In fact, a number of briefs and submissions rejected all four alternatives. Alternative I: City Official Plan - Common Policies - County Official Plan received the most support with a total of eight municipalities along with the Central Middlesex Planning Board, the Upper Thames River Conservation Authority, and the London-Middlesex RC Separate Board supporting this alternative (Table 1). Support for the remaining three alternatives was virtually non-existent.
- ii) A total of fourteen municipalities supported a role, of one form or another, for the County in planning (Table 1). This support ranged from the hiring of a 'planning advisor' to assist the Middlesex Land Division Committee, to the establishment of a small planning department designed primarily to assist in the preparation of a County Official Plan and 'common policies' with the City and to provide limited planning services to local municipalities. Those municipalities located furthest from the City

tended not to support the County becoming engaged in planning.

- iii) Support for the establishment of a County Planning Department was limited with only six municipalities endorsing the proposal. Those supporting the establishment of a County Planning Department insisted that it be strictly limited in size. Only in the case of Strathroy was the provision of an advisory planning service to area municipalities considered acceptable -- and only on a limited basis with there being no obligation on any municipality to utilize such a service.
- iv) No consensus emerged for re-organizing the existing planning structure of the County into five joint planning areas and one independent planning area as proposed in the Interim Report. Support was evident however to retain the Southwest Middlesex Planning Area and the Northwest Middlesex Planning Area, and to establish the South Middlesex Planning Area consisting of the townships of Delaware, Westminster, and North Dorchester. A lack of support was indicated for the proposed West Middlesex Planning Area (Adelaide, Metcalfe and Caradoc) and the North Middlesex Planning Area (townships of Biddulph, Lobo, London, and West Nissouri and the Village of Lucan).
- v) A few municipalities supported the notion of delegating the power to grant land severances to the proposed joint planning areas.

TABLE 1: Analysis of Briefs and Submissions London-Middlesex Planning Appraisal 1978-19/9

	Alternative I	Alternative II	Alternative III	Alternative IV	County Planning	Area-wide Planning	County Planning Staff
City of London	*	--	--	--	*	*	--
Parkhill	*	--	--	--	*	*	*
Strathroy	*	--	--	--	*	*	*
Ailsa Craig Glencoe?	--	--	--	*1	--	--	--
Lucan	--	--	*	--	*	--	--
Newbury	--	--	--	--	--	*	--
Wardsville	--	--	--	--	--	*	--
Adelaide	--	--	--	--	--	--	--
Biddulph	--	--	*	--	--	--	--
Caradoc	--	--	--	--	--	--	--
Delaware	*	--	--	--	*	*	*
East Williams	--	--	--	--	--	--	--
Ekfrid	--	--	--	--	*	*	*
Lobo	--	--	--	--	*	--	--
London	--	*	--	--	*	--	--
McGillivray	*	--	--	--	*	*	--
Metcalfe	--	--	--	--	--	--	--
Mosa	--	--	--	--	--	*	--
North Dorchester	*	--	--	--	*	*	*
West Nissouri	*	--	--	--	*	*	*
Westminster	*	--	--	--	*	*	*
West Williams	--	--	--	--	*	*	--
Central Middlesex Planning Board	*	--	--	--	*	--	--
Southwest Middlesex Planning Board	--	--	--	--	--	*	--
Upper Thames River (Conservation Authority	*	--	--	--	*	--	--
London-Middlesex RC	*	--	--	--	*	--	--
Separate School Board	--	--	--	--	--	--	--
London Transit	--	--	--	--	*	--	--

Notes:

Alternative I refers to City Official Plan - Common Policies - County Official Plan

Alternative II refers to City - County Policy Plan

Alternative III refers to County Official Plan

Alternative IV refers to Restructuring

County Planning refers to qualified support for County to become involved in planning

Area-wide Planning refers to support for groupings of municipalities for planning purposes similar to those proposed in the Interim Report of the Planning Appraisal.

County Planning Staff refers to support for the establishment of a county planning department or for county planning staff.

* refers to indication of support

-- refers to rejection or no response

¹ Milsa Craig's support for "Restructuring" was limited to the grouping of municipalities surrounding the City and only if the municipalities were in agreement of such a scheme.

² no brief submitted.

Source: James F. MacLaren Limited

5. The Recommended Alternative

The Interim Report of the London-Middlesex Planning Appraisal, released in the Fall of 1978, identified four alternatives for review and discussion. The alternatives were identified as the means available to enable more effective decision-making by the City, the County, and the municipalities of the County in dealing with the major planning and development issues affecting or likely to affect London-Middlesex between now and the turn of the century. The four alternatives identified were:

- i) Alternative I: County Official Plan - Common Policies - City Official Plan
- ii) Alternative II: City-County Policy Plan
- iii) Alternative III: County Official Plan - City Official Plan¹
- iv) Alternative IV: County (including City) Official Plan²

In this section of the Final Report of the London-Middlesex Planning Appraisal, the recommended alternative is selected along with the reasons for its selection and its intended scope. Methods of implementing the recommended alternative including its estimated costs, timing, and manpower requirements are identified and a monitoring procedure is proposed.

5.1 Selection

5.1.1 Alternative I: City Official Plan - Common Policies - County Official Plan

Of the four alternatives selected, Alternative I: City Official Plan - Common Policies - County Official Plan is recommended as the preferred alternative. Under this alternative, a set of

policies dealing with the planning and development related issues of mutual concern to both the City and the County would be prepared. An official plan for the County also would be prepared. The 'common policies' would be incorporated directly into the proposed Official Plan of the County of Middlesex and by amendment into the existing Official Plan of the City of London.

The basis for the selection of Alternative I is provided below:

- i) Alternative I is considered to have the best potential for meeting all of the objectives identified in the Interim Report of the Planning Appraisal, namely:
 - objectives* . to provide an effective basis for dealing with the planning and development issues affecting the City, the County, and its member municipalities and; in particular, with the issues identified in the Preliminary Report of the London-Middlesex Planning Appraisal;
 - . to provide an effective and consistent approach to development across the County with respect to county-wide issues and concerns;
 - . to maintain and strengthen local planning responsibilities in London-Middlesex to the greatest extent feasible;
 - . to improve and redefine where desirable the existing planning structure in London-Middlesex; and
 - . to ensure that any changes or improvements to the planning structure in London-Middlesex

are effective in terms of the costs associated with them, and do not place an undue financial burden on the City, the County or its member municipalities.

- ii) Alternative I would not require any changes to the local government structure of the County as would be the case in Alternative IV or special legislation as would be the case in Alternative II.
- iii) Alternative I recieved the most support compared to all other alternatives from the municipalities and special purpose bodies responding to the Interim Report (Section 4).
- iv) Alternative I is consistent with the current policy of the Province to allow counties and municipalities to become engaged in joint planning efforts with cities and separated towns without the need for approval of the Minister of Housing.³
- v) Alternative I is consistent with the current policy of the Province to encourage counties to assume responsibility for county scale planning.⁴
- vi) Alternative I potentially enables the County to satisfy the eligibility requirements of 'appropriate official plan policies' approved by the Minister as a condition of receiving delegated planning powers from the Province.

The implementation of Alternative I can however be expected to be opposed by a number of municipalities of the County, particularly those located furthest from the City. Introducing a new level of planning in the County will undoubtedly

re-enforce fears of 'more red tape'; of the establishment of a 'planning bureaucracy' or 'planning empire' at the County; of an undue financial burden on the County and its member municipalities; and of an erosion of local planning powers and responsibilities. Alternative I will therefore require a strong commitment of the County and its member municipalities to become engaged in county planning, and to work together with the City in resolving planning and development related issues of mutual concern.

5.1.2 Alternative II: City - County Policy Plan

The major thrust of Alternative II is its focus on the planning and development issues affecting both the City and the County. Under this alternative, a separate free-standing document would be prepared containing policies dealing with only those issues of mutual concern to both the City and the County.

Selection of this alternative would imply that the involvement of the County in planning is justified or warranted only on the basis that there exists a large growing urban centre which has significant impacts on the County and its member municipalities. Its selection would assume that the County has no other potentially useful role in planning. Nevertheless, a very useful role does exist for the County in planning -- a role which would lead to a more consistent and orderly approach to land use change and rural resource management in the County. It is a role which a number of counties throughout Ontario have come to recognize.

A second and significant shortcoming of Alternative II is the necessity for special legislation from the Province if the proposed Policy Plan is to have legal status and effect rather than just a policy guideline. It is doubtful whether the Province

would be overly receptive to adopting special legislation and furthermore whether it would recognize the Policy Plan in making land use, transportation, and servicing decisions affecting the area.

5.1.3 Alternative III: County Official Plan - City Official Plan

Alternative III involves the preparation of an official plan for the County. The Official Plan of the City would remain in force and would not necessarily be affected by the preparation of the County Official Plan. Unlike Alternative I or Alternative II, there would not be any concerted attempt by the City and the County to establish policies on issues of mutual concern to both parties. Rather, the City would have input into the preparation of the County Official Plan through the normal planning process including a request for referral of all or part of the County Official Plan to the Ontario Municipal Board.

The major disadvantage of Alternative III is its inability to strengthen the evolving co-operative approach of the City and the County (including its member municipalities) to deal with and resolve issues of mutual concern. Under Alternative III, both the City and the County would have their own planning policy documents with no common or linking element between them as is proposed in Alternative I. On the other hand, Alternative III would at least provide an overall framework for development of the County and potentially a more consistent and orderly approach to land use change and rural resource management across the County without necessarily weakening the planning roles and responsibilities of its area municipalities.

5.1.4 Alternative IV: County (including City) Official Plan

This Alternative is premised on a re-organization of local government in London-Middlesex either through the introduction of regional government or a restructuring of the County as in the case of the County of Oxford.⁵ It is not premised on the establishment of a joint planning area comprised of the City and the County with one official plan governing the entire area.⁶

Under Alternative IV, there would be one official plan covering all of the County of Middlesex including the City of London which would become an integrated part of the County system. All other official plans in the County, including the City's, would take the form of subsidiary plans and would be required to conform to the County Official Plan. Alternatively, all existing official plans in the London-Middlesex would lapse upon the adoption of the County Official Plan which would be comprehensive in scope and would address and deal with all the planning issues in the area from the general to the specific. This latter approach has been adopted in the restructured County of Oxford which recently received approval for its Official Plan.

If implemented, Alternative IV would have the anticipated effect of the County assuming responsibilities in the field of hard and soft services not only in the County but also in the City. In addition, the City would have direct representation on County Council. While this alternative offers, at least theoretically, the best approach to co-ordinated planning in London-Middlesex, it raises a number of complex issues beyond the scope of the

Planning Appraisal. Furthermore, little support for local government reorganization in London-Middlesex is apparent. For these reasons Alternative IV is rejected as being premature at this time.

5.2 Scope

Under the recommended alternative, a set of 'common policies' (i.e. common and applicable to both the City and the County, and the municipalities directly affected) would be formulated to deal with planning and development related issues of mutual concern to both the City and the County. The policies would consist of a series of statements designed to provide guidance on the major issues affecting the City, the County, and its member municipalities. The policies would be generally less determinate and less specific than the policies of the City's Official Plan and the official plans of the existing planning areas of the County. Rather, the policies would provide a framework or context for the detailed land use, transportation, and servicing plans of the City and of the municipalities of the County. The scope of the matters to be addressed in the formulation of these 'common policies' is as follows:

- i) urban development on the periphery of the City; —
- ii) annexation to accommodate the future land needs and transportation needs of the City;
- iii) extension of water supply and sewage disposal services beyond the boundary of the City;
- iv) development pressures associated with Hwy. 401, Hwy. 402, and Hwy. 100 and any other proposed major highway corridors affecting both the City and the County;

- v) assimilative capacity of the Thames River;
- vi) suburban roads;
- vii) route selection of transmission and highway corridors serving the City and affecting the County including a proposed 500 kv line and possible sewage pipeline to Lake Erie;
- viii) public recreation areas, facilities, and programs serving residents of both the City and the County;
- ix) balancing the need for and accessibility to the mineral aggregate resources of the County and the City against the desire to preserve and protect rural land uses (particularly prime agricultural land) and urban land uses;
- x) railway relocation as it may affect lands outside the City; and
- xi) disposal of solid wastes and storm water run-off generated by the City.

In addition to the 'common policies', a major element of Alternative I is the preparation of an official plan for the County of Middlesex. The plan would be a general plan dealing with issues of county-wide significance. It would not necessarily contain specific land use designations apart from making a distinction between 'what is rural' and 'what is urban'. It would consist of a broad set of policies designed to:

- i) clearly state the position of the County Council with respect to the existing and future development of Middlesex County;

- ii) provide for a more consistent approach to land use change and rural resource management in the County;
- iii) provide guidance to the County, its member municipalities and all other interested parties on planning and development issues of county-wide significance; and
- iv) provide the necessary basis for assuming delegated planning authority from the Province should the County wish to assume such authority.

Specific land use designations, transportation routes, and servicing schemes would be left in most instances to local or area-wide official plans prepared or updated within the policy context and framework of the County Official Plan. Preparation of these lower-tier official plans would remain the responsibility of the municipalities of the County acting either independently or with their neighbours as joint planning areas.

The proposed scope of the County Official Plan would be:

- i) rural resources (agriculture, mineral aggregate reserves, woodlands, conservation lands, lands for recreation and non-farm development);
- ii) population growth and distribution (including the projected growth of the County and the role of urban centres in the County in terms of their function, size, shape, and servicing requirements);
- iii) major trunk servicing schemes;
- iv) major transmission corridors;

- v) county road network; and
- vi) policy guidance for local and area-wide official plans to achieve a greater degree of consistency across the County.

5.3 Implementation of the 'Common Policies'

As previously proposed in the Interim Report of the Planning Appraisal, the best approach to developing the 'common policies' of Alternative I is considered to be through the creation of a Task Force. The Task Force would consist of two committees -- a Steering Committee of elected officials and a Technical Advisory Committee of appointed officials. The Task Force would remain in existence until the preparation of the 'common policies' was complete and recommended by the Steering Committee to the City and the County for adoption, after which the Task Force would be dissolved. The proposed composition of the Task Force Steering Committee is provided in Table 2. The representation of the Township of London and the Township of Westminster on the Steering Committee is intended to reflect the potential impact which the 'common policies' will have on these municipalities compared with other municipalities in the County.

Supporting the Steering Committee and reporting directly to it would be an eleven member Technical Advisory Committee consisting of appointed officials of the City, the County, including the two of its member municipalities most directly affected (namely, the Township of London and the Township of Westminster) and the Province (Table 3). The role of the Technical Advisory Committee would be to collect the necessary background information and to prepare a draft set of the 'common policies' for the consideration of the Steering Committee.

Table 2: London-Middlesex Task Force:
Proposed Steering Committee

County of Middlesex

- . Warden
- . Chairman of the Agricultural and Planning Committee
- . plus four other members from County Council (including one each from the Township of London and the Township of Westminster if not already represented on the Committee)

City of London

- . Mayor
- . Chairman of the Planning Committee
- . plus four other members of the City Council representing the four geographic sectors of the City (i.e. NW, SW, NE, and SE).

Source: James F. MacLaren Limited

Table 3: London-Middlesex Task Force:
Proposed Technical Advisory Committee

<u>County of Middlesex</u>	<ul style="list-style-type: none">. Director of Planning. County Engineer. Clerk-Administrator. Clerk-Administrator of the Township of London. Clerk-Administrator of the Township of Westminster
<u>City of London</u>	<ul style="list-style-type: none">. five members including at least one representative from the Department of Community Services (Planning Division) and one representative from the City Engineer's Department
<u>Province of Ontario</u>	<ul style="list-style-type: none">. one representative from the Ministry of Housing

Source: James F. MacLaren Limited

Depending on the issues being dealt with during the preparation of the 'common policies', the Technical Advisory Committee may find it desirable and in fact vital to request other staff members of the City, the County, the municipalities of the County and the Province to participate in the Committee's deliberations. It is therefore proposed that the Technical Advisory Committee be given the authority to establish working groups (e.g. representatives of various provincial ministries) and to be able to meet with municipalities, special purpose bodies, and other persons or parties which have an interest or may be directly affected by the 'common policies'.

In view of the responsibility for preparation of the 'common policies' being vested with a Task Force comprised primarily of elected and appointed officials of the City, the County, and the Province, the costs incurred in preparing the policies are not expected to present a major financial burden on these parties. This of course assumes that the expenses and salaries of the members serving on the Task Force would be borne — by their respective government employers.

To assist the Task Force in carrying out its responsibilities, it is proposed that a project co-ordinator be hired on a contract basis for the duration of the existence of the Task Force. The position of the project co-ordinator need not be full time -- although there may be periods during the preparation of the 'common policies' where the project co-ordinator was engaged full time.

The responsibility of the project co-ordinator would be to facilitate the preparation of the 'common policies'. This would include arranging the meetings of the committees of the Task Force, recording and distributing

the minutes of committee meetings, controlling the budget of the Committee and authorizing payments for any expenditures incurred, applying for provincial grants, co-ordinating the preparation and production of study documents and graphics, and other matters of an administrative nature referred to the co-ordinator by the Task Force.

To cover the salary of the project co-ordinator as well as any incidental expenses (e.g. typing, drafting, printing, postage) which cannot be met by the existing resources of the parties involved, the Task Force will require an operating budget in the order of \$15,000 to \$25,000. In addition, it is suggested that a contingency allowance of at least \$15,000 be provided to enable the Task Force to avail itself of outside advice and assistance during the preparation of the 'common policies'. The actual budget of the Task Force would be identified during the initial meetings of the Task Force committees and would require the approval of the County and the City. It is assumed that the costs estimated above and incurred by the Task Force in the preparation of the 'common policies' would be shared equally amongst the City, the County, and the Province in accordance with the previously agreed upon commitment given by the Minister of Housing in 1977.⁷

The time required to prepare and adopt the 'common policies' is estimated to be in the order ~~to~~ ^{of} two years -- give or take a few months (Figure 2). The actual time taken will depend to a large extent on the availability of information and the ease or difficulty in arriving at a common policy position on a particular issue. The greatest workload of the Task Force is expected to occur during the actual preparation of the draft 'common policies'.

Preparation of the 'common policies' could be initiated as early as mid-1980 however is more likely to be initiated towards the fall of 1980. The actual start-up date of the study will depend on a number of factors including the time required to assess, to make a decision on, and implement the recommendations of the Planning Appraisal.

It is anticipated that the preparation of the 'common policies' will be completed prior to the completion of the proposed County Official Plan. Should this be the case, the County could adopt the 'common policies' as the first part of its Official Plan thereby giving legal status to the policies. The remaining components of the County Official Plan would then be added to the document as they became available. In this way the 'common policies' would not be left with the status of 'guidelines only' pending the completion of the proposed County Official Plan.

The stages and tasks associated with the preparation of the 'common policies' from initiation to completion are outlined below and illustrated in Figure 2.

Stage I Initiation

In this first stage of the project, the Steering Committee would meet to:

- i) appoint a chairman and vice-chairman;
- ii) establish the operating procedures of the committee;
- iii) appoint the Technical Advisory Committee;
- iv) review the scope of the project;
- v) review the estimated cost and scheduling of the project and the sharing of the estimated costs;
- vi) establish an operating budget;
- vii) initiate the search for a project co-ordinator.

Following the directions of the Steering Committee, the Technical Advisory Committee would meet to:

- i) appoint a chairman and vice-chairman;
- ii) refine the scope of the project;
- iii) detail the costs and time requirements of the project;
- iv) establish the operating procedures of the committee.

The Technical Advisory Committee would report its findings and recommendations to the Steering Committee for a decision and a recommendation to the City and the County. Alternatively, the Steering Committee may refer certain matters back to the Technical Advisory Committee for clarification or modification. In the event the City and/or the County are unable to agree to proceeding with the project at this time, the Steering Committee may be asked to examine the obstacle to such agreement. If these obstacles could not be overcome, the project could be suspended indefinitely or even terminated.

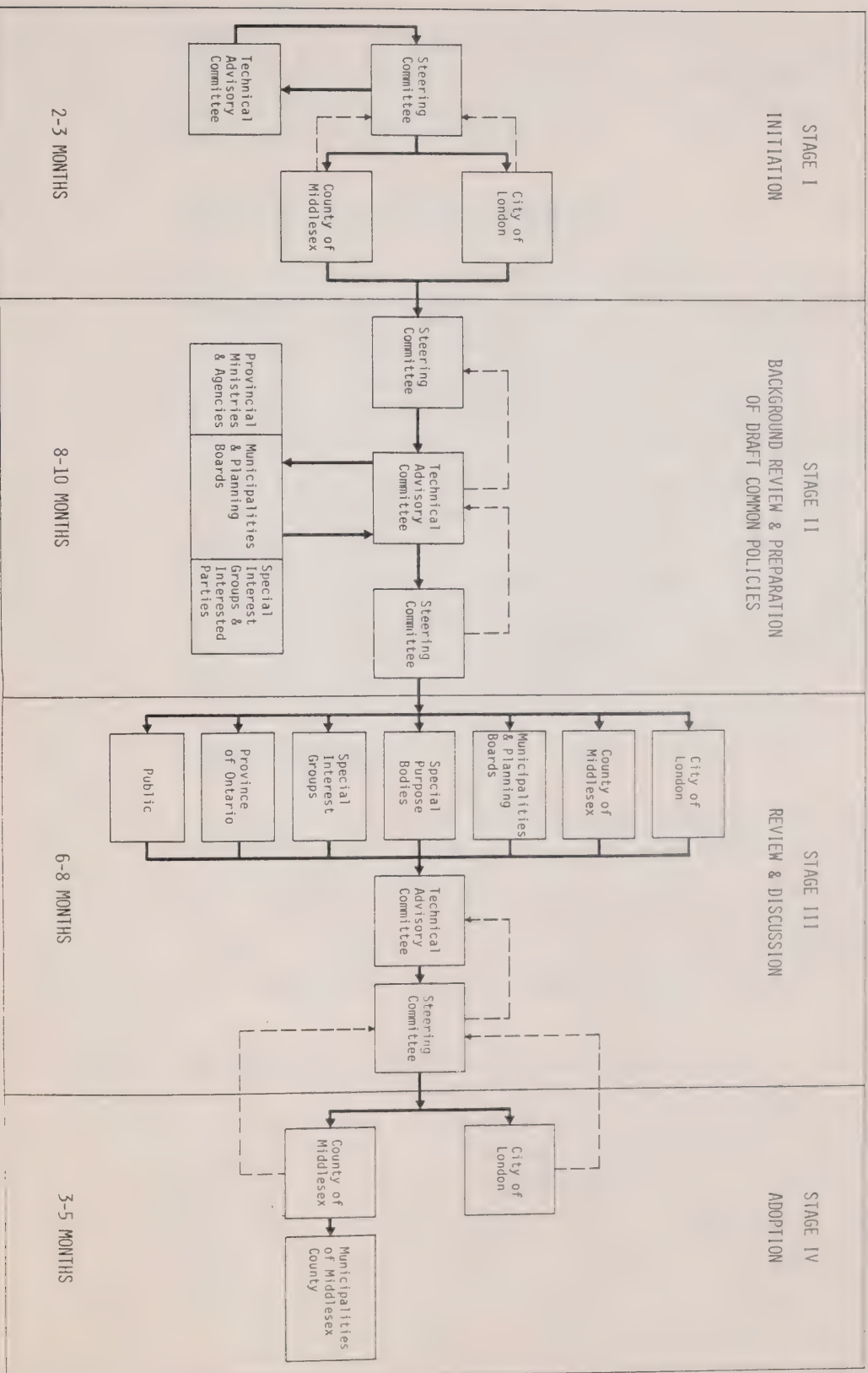
Stage II Background, Review and Preparation of Draft Policies

The second stage of the project would be a review and analysis of existing information, the identification of any additional information requirements, and the preparation of a draft set of the 'common policies'. As a substantial amount of reliable information and data already exists, the need to gather new information should be minimized. In addition, because the 'common policies' are intended to be broad in scope, the need for detailed data will not be generally required.

During this stage of the project, the Technical Advisory Committee would meet frequently to examine the information available and to draft the 'common policies'. Meetings of the Steering Committee would be called as

The Common Policies: Study Approach

Figure 2.



necessary throughout this stage. The Steering Committee would review the draft policies referring them back to the Technical Advisory Committee where necessary for refinement or modification.

Stage III Review and Discussion

Once satisfied as to the draft policies, the Steering Committee would initiate Stage III of the project by submitting the draft policies for review to the City, the County, the municipalities and planning boards of the County, and all other interested parties including the public. Following the review period, the Technical Advisory Committee would study all submissions and recommend any desired changes to the draft 'common policies' to the Steering Committee. The final modifications to the draft 'common policies', as authorized by the Steering Committee, would be made after which the policies would be recommended by the Committee for adoption by the County and the City.

Stage IV Adoption

Assuming the policies are acceptable to the City and the County, the policies would be adopted into the City Official Plan and into the proposed County Official Plan. The plans of the member municipalities of the County would be amended, as necessary, to bring them into conformity with the County Official Plan.

5.4 Implementation of The County Official Plan

The preparation of the County Official Plan, one of the major elements of the recommended alternative, is proposed to be a primary responsibility of a planning department set up by the County. The department need not be a large one for it to assume its initial planning

responsibilities and functions. Once established, any further changes to the size, budget, and responsibilities of the department would require the approval of the County Council in accordance with normal operating procedures.

It is proposed that the department be comprised of a director of planning, an intermediate planner, and a secretary. A draftsman is not considered necessary in the first two to three years of the department's existence in view of the nature of work the department would be engaged in. Drafting requirements would be of a limited nature being more economical to contract out rather than to hire and equip a full time draftsman. As the secretary of the department is not expected to be utilized full time, it may be feasible to combine the existing position of secretary-treasurer of the County Land Division Committee with the position of the secretary of the planning department. This however would require an evaluation of the administrative workload of the Land Division Committee and its operating practices -- a task which is beyond the scope of the Planning Appraisal.

The initial functions and responsibilities proposed for the County Planning Department for the first two to three years of its existence would be:

- i) to prepare the County Official Plan,
- ii) to assist directly in the preparation of the 'common policies' through its membership on the Technical Advisory Committee of the Task Force,
- iii) to provide technical advice and assistance to the Middlesex Land Division Committee with respect to land severances.

The estimated yearly operating costs of the County Planning Department to carry out its initial functions and responsibilities are provided in Table 4.

The preparation of the County Official Plan is expected to take two to three years. The Plan would be prepared under the direction of the County Planning Director reporting to County Council through its Agricultural and Planning Committee constituted as the County Planning Board. All municipalities and planning areas of the County would be given ample opportunity to provide input into the County Official Plan prior to adoption of the Plan by County Council. The costs for preparation of the plan are estimated to be in the order of \$75,000 - \$150,000.

A more refined estimate of the required time and costs however can only be established on the basis of a detailed term of reference. The terms of reference would be prepared by the County Planning Director and would require the approval of the Agricultural and Planning Committee and the County Council. It is anticipated that a significant portion of the costs to prepare the County Official Plan would be eligible for funding by the Ministry of Housing under its Community Planning Study Grants Program.

On completion of the County Official Plan and 'common policies', a review and evaluation of the role of the planning department would be appropriate. As part of the review, County Council should give careful consideration to additional functions and responsibilities of the planning department including their staffing and financial implications. Once the 'common policies' and County Official Plan are complete, the responsibilities of the department would shift to reviewing and responding to development activity in the County and the City in the context of the Official Plan and

'common policies', to prepare any required amendments to the County Official Plan and 'common policies' and to provide technical advice and assistance to the Land Division Committee. Additional functions and responsibilities for the planning department which the County should give consideration to during its review are:

- i) assumption of delegated planning powers from the Province as proposed in the White Paper on the Planning Act including approval of plans of subdivision and condominium plans, and approval of lower-tier official plans and official plan amendments (Section 3);
- ii) provision of a planning advisory service to the municipalities and planning boards of the County including preparation of special planning studies for these bodies and the entering into agreements with municipalities related to the approval of plans of subdivision and zoning by-laws;
- iii) advising the County Council and its member municipalities on the site development, extraction, and site rehabilitation of mineral aggregate resources should this responsibility be delegated to the County by the Province;⁸
- iv) preparing briefs and reports for County Council on matters relating to the future development of the County and on other matters referred to it by County Council; and
- v) providing an information resource centre for the County and its member municipalities with respect to planning and development in the County.

TABLE 4: Proposed County of Middlesex Planning Department:
Estimated Annual Operating Costs

Director of Planning	\$25,000 - \$35,000
Intermediate Planner	\$20,000 - \$25,000
Secretary	<u>\$10,000 - \$12,000</u>
TOTAL	<u>\$55,000 - \$72,000¹</u>
Employee benefits (at 20% of salaries)	\$11,000 - \$14,400
Miscellaneous operating expenses (e.g. telephone, supplies, equipment, printing)	\$ 5,000 - \$10,000
TOTAL	<u>\$71,000 - \$96,400</u>

¹ Salaries based on prevailing rates.

Source: James F. MacLaren Limited

5.5 Monitoring

Once the 'common policies' are adopted and incorporated into the City Official Plan and the proposed County Official Plan, it will be necessary to ensure that the policies continue to remain valid and effective under changing circumstances. In addition, new issues may arise on which the City and the County may wish to establish a common policy.

To govern these situations it is proposed that the County and City review the policies at least once every two years and further be prepared at any time to consider proposed amendments to the policies. Requests for amendments could conceivably come from a number of sources although it is anticipated that in most cases they will be initiated by the City through its Planning Committee, by the County through its Agricultural and Planning Committee (considered as the County Planning Board), or by the municipalities of the County.

Changes to the 'common policies' would be processed as amendments to the official plans of the County and the City and in a manner similar to conventional official plan amendments. The preparation and processing of an amendment to the 'common policies' would require co-ordination between the County and the City in order to maintain the consistency of the policies. The means or mechanism to achieve this co-ordination should be addressed by the Task Force during the actual preparation of the 'common policies'.

Monitoring of the proposed County Official Plan following its adoption would be undertaken as part of the formal five year review process or as established by County Council in adopting the Plan. The appropriate monitoring

procedures should be a matter dealt with by the County's Agricultural and Planning Committee (constituted as the County Planning Board), during the preparation of the Official Plan.

Notes: Section 5 THE RECOMMENDED ALTERNATIVE

- ¹ Alternative III was previously entitled 'County Official Plan'. It is re-named here to more appropriately describe the nature of this Alternative.
- ² Similarly Alternative IV which was previously entitled 'Restructuring' has also been re-named.
- ³ Ontario Ministry of Housing, White Paper on the Planning Act (Government of Ontario, May 1979) p. 50.
- ⁴ Ibid., p. 56.
- ⁵ Although restructuring may take different forms, restructuring in the context of this Alternative is intended to include incorporating the City into the County system. For a restructuring proposal of Middlesex County excluding the City see Middlesex Area Local Government Study, Towards a Strengthened Middlesex: Consultants Recommendations. (Brian Turnbull and Associates Limited, May 1974).
- ⁶ This possibility was considered and subsequently rejected by the County/City Liaison Committee at its meeting of 28 September 1978.
- ⁷ Letter of Correspondence, Honourable John R. Rhodes, Minister of Housing to W. S. Ross, City Clerk, City of London re Middlesex County/City of London Liaison Committee Brief (March 17, 1977).
- ⁸ Ontario Ministry of Natural Resources, A Policy for Mineral Aggregate Resource Management in Ontario, (Toronto, Ontario: Ontario Mineral Aggregate Working Party, 1977) p. 92-99.

6. Planning at the Lower-tier Level

As previously stated, certain changes are considered desirable to the existing structure of planning in London-Middlesex including the creation of a role for the County in planning and the establishment of a mechanism whereby the problems associated with the urban fringe can be more effectively dealt with (Section 2.5). The recommended alternative identifies a role for the County in planning as well as a mechanism for dealing with the problems of the urban fringe. In this final section, attention is turned to the existing planning structure at the lower-tier level and the changes or modifications considered desirable for planning purposes. It should however be borne in mind that the recommendations made with respect to planning at the lower-tier level are not an integral part of the recommended alternative as presented in Section 5 and consequently do not have a direct bearing on the implementation of that alternative.

The existing planning structure in London-Middlesex has been previously described as a patchwork of joint planning areas, subsidiary planning areas, independent planning areas, and one undefined planning area.¹ In most cases however a strong commitment exists to planning either at the municipal level or at the joint planning level. There are two noteworthy exceptions -- the Central Middlesex Planning Board and the Strathroy and Suburban Planning Board. For one reason or another, these joint boards have proven to be ineffective in carrying out their responsibilities under The Planning Act.²

The Interim Report of the Planning Appraisal released in the Fall of 1978, recommended the re-organization of existing planning areas in the County into five area-wide groupings. The Town of Strathroy would remain a separate planning area. Detailed planning for

land use, transportation, and services within the framework of the proposed County Official Plan would be carried out on the basis of the recommended planning areas. In the May of 1979 the White Paper on the Planning Act was released with the position being taken by the Government that joint planning boards be eliminated in their present form with their statutory responsibilities being assumed by municipal councils. The Province would allow existing joint planning areas to re-constitute themselves if the municipalities comprising the planning area were willing to support such an arrangement. It would also allow municipalities to establish new joint planning arrangements with their neighbours if they so wished.

Support for joint planning in Middlesex varies. It appears strongest in areas where existing joint boards are actively engaged in planning; namely Southwest Middlesex and Northwest Middlesex. Elsewhere, there does not appear to be any significant support for the concept of joint planning with the possible exception of the townships of Delaware, Westminster, and North Dorchester (Section 4).

While there is merit in maintaining and strengthening the concept of joint planning in London-Middlesex, municipalities should not be forced into new joint planning areas or forced to stay within existing ones if there exists no municipal commitment to the concept. Assuming a commitment does exist or may evolve in the future, the following planning areas (Figure 3) appear to represent the most desirable groupings of municipalities (either under the existing or proposed new Planning Act) for the purposes of detailed planning for land use, transportation, and servicing in Middlesex County.

Figure 3.



London-Middlesex Planning Appraisal

Recommended Planning Areas

- i) Southwest Middlesex: comprising the municipalities of Glencoe, Newbury, Wardsville, Ekfrid, and Mosa. This planning area was established in 1974, has recently received provincial approval of its Official Plan, and is actively engaged in planning.
- ii) Northwest Middlesex: comprising the municipalities of Ailsa Craig, Parkhill, McGillivray, West Williams, and East Williams. This joint planning area differs from the presently constituted Northwest Middlesex Planning Area by the inclusion of Ailsa Craig and East Williams. At the present time the Official Plan of Ailsa Craig and the Official Plan of the existing Northwest Middlesex Planning Area are due for review. East Williams has no Official Plan. The enlargement of this planning area would pave the way for an up-dated Official Plan covering the entire area including the Village of Ailsa Craig and the Township of East Williams.
- iii) Northeast Middlesex: comprising the municipalities of Lucan and Biddulph. Both these municipalities currently function as independant planning areas.
- iv) North Middlesex: comprising the municipalities of Lobo, London (township), and West Nissouri. These townships are currently designated subsidiary planning areas to the Central Middlesex Planning Area. In actual practice they function as independant planning areas.
- v) South Middlesex: comprising the municipalities of Delaware, North Dorchester, and Westminster. As is the case with North Middlesex, these three townships are currently designated as subsidiary planning areas to the Central Middlesex Planning Area.

- vi) West Middlesex: comprising the municipalities of Adelaide, Caradoc, and Metcalfe. These municipalities along with Strathroy are currently designated as subsidiary planning areas of the defunct Strathroy and Suburban Planning Area.
- vii) Strathroy: comprising the Town of Strathroy. Although Strathroy is a member municipality of the Strathroy and Suburban Planning Area, it functions as an independent planning area.

Appendix I



CITY OF LONDON
SUBJECT: <i>Intermunicipal Development</i>
DATE: MAR 28 1977
<i>Mr. W. S. Ross</i>

ice line

his...

Ministry of
Housing

416/965-6456

Parliament Buildings

Queen's Park

Toronto Ontario

M7A 2K5

March 17, 1977

Mr. W. S. Ross,
City Clerk,
City of London,
300 Dufferin Avenue,
P.O. Box 5035,
London, Ontario.
N6A 4L9

FOR THE CITY OF LONDON
RECEIVED
INFORMATION
<i>Mr. W. S. Ross</i>

Dear Mr. Ross:

Re: Middlesex County/City of
London Liaison Committee
Brief

It was a pleasure for me to meet with representatives of the Middlesex County/City of London Liaison Committee on February 8, 1977. I was particularly gratified to learn that the two political bodies have now reached agreement on a way of dealing with intermunicipal development problems in the region.

As I indicated at the meeting I fully support the initiation of a planning appraisal by the County/City Liaison Committee. It is my hope that such an appraisal would examine in some depth the development pressures generated by the major urban areas on the rural portions of the County and would also explore possible means of coping with such pressures including, among other possibilities, the preparation of a County/City policy plan. However, in my view, the planning appraisal must be undertaken first and results properly evaluated before a decision is taken to commence work on a policy plan.

Continued

Mr. W. S. Ross

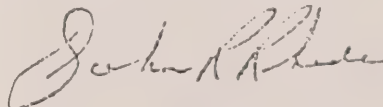
As I stated at the meeting I am prepared to provide funding at 33-1/3 percent of the total cost of the appraisal. If a decision is made to proceed with the policy plan then I would consider funding at the same level for that project.

I have instructed my staff to assist the Committee in any manner that may be of benefit to the Committee but on the understanding that my staff are to serve as advisors only and that responsibility for the study and for any actions arising from the study rest with the County/City Liaison Committee.

With regard to the implications of the designation of London as a regional growth centre by the Province, I must advise that the responsibility for such a designation rests with the Provincial Treasurer and therefore I recommend that any questions the City may have be directed to Mr. McKeough.

I enjoyed meeting with the committee members and wish you success in your endeavours.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "John R. Rhodes". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John R. Rhodes,
Minister.

Appendix II

COMMENTARY ON ALTERNATIVES

(INTERIM REPORT - MIDDLESEX/LONDON PLANNING APPRAISAL STUDY)

The desirability of alternative I as a preferred course of action for meeting the outstanding planning needs of the County/City area can be established by identifying the weaknesses inherent in the other three alternatives presented in the "Interim Report" of the study.

Alternative II, a County/City Policy Plan, although potentially useful to the City (and the County), would provide a less than adequate, half-measure approach to meeting certain real and now existing County planning needs, at the County level. Establishing the exact legal status of a policy plan would be difficult and would require special provincial legislation; and once such a plan were established, it would certainly, as with a County official plan, require some type and degree of "planning staff resource" for effective "compliance monitoring". A policy plan might tend to be seen as a mechanism to fulfill County planning needs and to do the work intended to be done by a County official plan without it really having the capacity or the status to do that kind of job.

Alternative III, a County official plan, is of course desirable and necessary, but its effectiveness and the effectiveness of the existing City official plan could be greatly enhanced by a set of policies common to both plans that dealt with major issues of mutual concern. A County official plan and a City official plan without any recognition of interdependency would leave the resolution of mutual concerns either on an "ad hoc" basis or to a third party, the Province.

Alternative IV, Restructuring, is politically and sociologically undesirable in the sense that it is premature and is probably unacceptable to the majority of those whom it would affect: it is usually unattractive to municipal politicians and to the people they represent. Although it may have a certain "theoretical attractiveness", in practice, other less traumatic means have as much, and perhaps more, potential for meeting the immediate and long term planning needs of the County/City area. It is conceded that some limited restructuring of local governments within Middlesex County may be justifiable; however, this is a matter for those municipalities to decide for themselves perhaps in concert with the County government which provides an existing and natural forum for the exploration

V. MOTIONS OF WHICH NOTICE GIVEN:

1. Alderman Mann moves, seconded by :

THAT WHEREAS the City of London, the County of Middlesex and the Ministry of Housing of Ontario are engaged in a planning appraisal study of Middlesex County including the City of London, which study is being carried out by a consultant assisted by representatives of the administrations of the three involved governments and which study is being directed by the County/City Liaison Committee;

AND WHEREAS the "Interim Report" of this study, published in November 1978 identified the following four major planning alternatives as potential solutions available to improve planning processes in the County/City area:

ALTERNATIVES:

- I County Official Plan - Common Policies - City Official Plan
- II City/County Policy Plan
- III County Official Plan
- IV Restructuring;

AND WHEREAS it is apparent that whichever of the four alternatives is chosen as the "preferred" alternative in the final study report, its immediate and long term effects will inevitably have more impact on the County government and its constituent local governments than on the City of London;

AND WHEREAS notwithstanding the fact that the City of London is one of the active partners in the appraisal study, it would at the same time appear reasonable, logical and desirable for the City as a "local government entity" within the County of Middlesex to provide input to the study in response to the findings identified in the "Interim report";

THEREFORE BE IT RESOLVED that The Corporation of the City of London advise the County/City Liaison Committee that it supports Alternative I (County Official Plan - Common Policies - City Official Plan) as the "preferred" alternative for providing appropriate and effective mechanisms and resources to address and to come to grips with the outstanding planning needs of the County/City area, support for this alternative having been arrived at based on the "Commentary on Alternatives" set out in Appendix 'A' attached hereto.



Corporation of the Town of Parkhill

P.O. BOX 9, PARKHILL, ONT
N0M-2K0**RECEIVED**

February 9th, 1970.

FEB 13 1970

Mr. Ken E. Eddy, Clerk Administrator,
County of Middlesex,
367 Ridout Street,
London, Ontario.
NSA 2P1.

COUNTY CLERK'S OFFICE
MIDDLESEX

Re: Interim Report - London Area
Planning Appraisal

Dear Sir:

Parkhill Town Council has met jointly with the Northwest Middlesex Planning Board to review the report.

The following Council resolution developed as a result:

"All of the four points proposed be recommended to County Council as follows:

1. The Liaison Committee continue to function within the range of policies for a Policy Plan.
2. Support strengthening of Area Boards either by the local Board or County Council.
3. The County Committee develops a framework for a limited County Plan including areas in the Province.
4. The County Committee submits the proposed County Plan to County Council and Municipal Councils prior to adoption.

cont'd

AND THAT we are in no way committed to
County Planning other than we would like
to see our submitted proposal investigated
further."

Yours truly,

CORPORATION OF THE TOWN OF PARKHILL

A handwritten signature in black ink, appearing to read 'K.D. Muir', with a long horizontal flourish extending to the right.

K.D. MUIR,
Clerk-Treasurer.

KDM/is
cc: Planning Board
West Williams
McGillivray.



CORPORATION of the TOWN OF STRATHROY

Office of the Mayor, 52 Frank Street . Telephone (519) 245-1070

February 9, 1979.

RECEIVED

Mr. Ron Eddy, Clerk-Administrator,
County of Middlesex,
367 Ridout Street North,
LONDON, Ontario,
N6A 2P1.

FEB 12 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

Dear Sir:

RE: LONDON-MIDDLESEX PLANNING APPRAISAL

After several reviews of the Appraisal, our Planning Board made several recommendations which were adopted by Strathroy Council at its meeting of February 5, 1979.

I will briefly summarize our recommendations and have attached a copy of the various individual recommendations.

Strathroy favours Alternative No. 1 - A County Official Plan - Common Policies - City Official Plan.


The Common Policies would be generally as set out in the proposal and the organization of the County into Local Planning Areas as proposed in figure I of this Appraisal is acceptable to Strathroy.

Detailed land use should be left to the decision of the local authorities in each Local Planning Area.

It is our opinion that this could be done by using Consultants. The establishing of a County Planning Department as an ongoing entity within the county structure is not necessary or acceptable to Strathroy at this time.

This could be reconsidered in the future if the Province delegates more of the decision making powers to the County or some other local authority.

Yours truly,


J. Loren Gorman,
MAYOR.

/smb
Encl.

- page 2 -

The following excerpts are taken from the minutes of the Strathroy Planning Board Meeting conducted on January 16, 1979:

"Resolution No. 7:

Moved by Messrs. Gorman & Craenen:

THAT: Council notify the County Planning Committee that the Town of Strathroy is in favour of alternative No. 1. Carried.

Resolution No. 8:

Moved by D/Reeve Craenen & Mayor Gorman:

THAT: The meeting go into camera. Carried.

The Press left the meeting.

The Press was invited back into the meeting at 10:55 P.M.

Discussion continued on the County Planning Document.

Resolution No. 9:

Moved by Messrs. J. Eakins & Pawson:

THAT: Strathroy recommend that County Planning Services be provided by consultants to undertake the County-Official Plan, Preparation of common policies and the advisory function of the County Planning Department. Carried.

The function of the County Planning Dept. should be to provide support for the County & those Municipalities requesting services, however Strathroy would insist on being self-sufficient within its own planning area.

The question was asked:

If there is a County Planning Service how do you feel costs should be allocated?

Resolution No. 10:

Moved by Messrs. Eakins & Westgate:

THAT: There be provision for appeal & exemption from assessment of costs. Carried.

Strathroy is satisfied with being a separate planning area.

Resolution No. 11:

Moved by Messrs. Selby & Eakins:

THAT: The County be informed that Strathroy wishes to continue their separate Planning function based on the experiences of the Strathroy & sub-urban area planning board. Carried."

Corporation of the Village of Ailsa Craig

P.O. Box 29
Ailsa Craig, Ontario
N0M 1A0

RECEIVED

February 7th, 1979.

FEB - 9 1979

County of Middlesex,
367 Ridout Street North,
London, Ontario.
N6A 2P1.

COUNTY CLERK'S OFFICE
LONDON ONT

ATT: R.E.F. Eddy,
Clerk-Administrator.


RE: London-Middlesex Planning Appriasal Study

Dear Mr. Eddy:

Please be advised that the following comments were recorded at the regular meeting of the Council of the Village of Ailsa Craig on February 5th, 1979:

1. That all approved Official Plans be retained as they are.
2. That planning be left at the local level rather than the County level.
3. That the townships surrounding the City of London if it is their wish be allowed to join together for their own protection.
4. That the municipalities who have paid for their Official Plans and Zoning By-laws should not be expected to contribute to the cost of a plan which would be of benefit to other municipalities that do not have such Plans.

Yours truly,


Joyce D. Coursey,
Clerk-Treasurer,
Village of Ailsa Craig.

JDC:

VILLAGE OF LUCAN

OFFICE OF THE CLERK

PHONE 227-4253

RECEIVED

FEB 10 1979

COUNTY CLERK'S OFFICE
LONDON, ONTARIO

P. O. Box 449

LUCAN, ONTARIO
N0M 2J0

February 8, 1979.

Mr. R. E. F. Eddy,
Clerk-Administrator,
County of Middlesex,
367 Ridout Street North,
London, Ontario
N6A 2P1

Dear Sir:

Re: London-Middlesex Planning
Appraisal Study

The following is an extract from a resolution
of council concerning the above referenced study:

"That the County of Middlesex be advised
that in regard to the Interim Report of
the London-Middlesex Planning Appraisal
by James F. MacLaren, the Council of the
Village of Lucan recommends that the County
of Middlesex be designated as a planning
area and the present planning areas remain
the same."

Yours very truly,


E. J. Melanson,
Clerk-Treasurer.

EJM/mg

VILLAGE OF NEWBURY

COUNTY OF MIDDLESEX

Thomas Ritchie, Clerk,

NEWBURY, ONTARIO, N0P 1Z0

RECEIVED

February 8, 1979

Clerk-Administrator

FEB 12 1979

County of Middlesex

COUNTY CLERK'S OFFICE
MIDDLESEX

London, Ontario.

Dear Sir:

Re. Comments on the contents of the Interim Report
of the Planning Appraisal Study.

This is to advise, that the Council of the
Village of Newbury endores the enclosed Resolution from
The Southwest Middlesex Planning Board and concurs with their
recommendations.

Yours truly

Thomas Ritchie

Thomas Ritchie- Clerk- Treas.

Newbury, Ontario.



Corporation of the Village of Wardsville

P.O. Box 64

Telephone - 693-4962

WARDSVILLE, ONTARIO, N0L 2N0

6 February, 1979

RECEIVED

Mr R.E.F. Eddy,
Clerk-Administrator,
County of Middlesex,
367 Ridout Street, North
London, Ontario
N6A 2P1

FEE - \$4.

COUNTY CLERK
12 1 79

Re: London-Middlesex Planning Appraisal Study

Dear Sir:

The following resolution was passed at the Regular Council Meeting held on 5 February, 1979:

"Moved by Harold and seconded by Ross that the County of Middlesex be advised that the Wardsville Village Council supports the submission, with respect to the London-Middlesex Planning Appraisal Study, submitted by the South-West Middlesex Planning Board and that we would recommend that planning services would be contracted rather than having a planning department set up at the County level.

CARRIED"

Yours truly,

Harold V. Turton
Clerk
Village of Wardsville

cc: S.W. Middlesex Planning Board

**Township of Adelaide
Middlesex County**

FRANK GARE, CLERK
R.R. 3, KERWOOD, ONT.

NOM 2B0

February 6, 1979.

J.M. BETT, A.M.C.T.
TREASURER, TAX COLLECTOR
R.R. 7, STRATHROY, ONT.
N7G 3H8

M.B. Eddy, Clerk-Administrator,
County of Middlesex,
367 Ridout Street North,
LONDON, Ontario.

RECEIVED

FEB - 9 1979

**COUNTY CLERK'S OFFICE
MIDDLESEX**

Dear Sir:

RE: County Planning.

The following resolution was passed by Adelaide Township Council on January 15, 1979 at a regular council meeting.

Moved by - - E. Sarley, Deputy-Reeve.

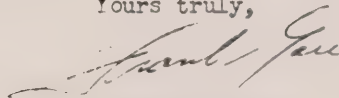
Seconded by - L. Gerald Brown, Counc.

That Adelaide Township does not wish to participate in County Planning schemes. The reasons for refusal will be spelled out if necessary.

Signed - Robert Feasey, Reeve.

For your information.

Yours truly,



Frank Gare, Clerk.

TOWNSHIP OF BIDDULPH

AUSTIN HODGINS, Clerk.

R.R. 1, LUCAN, Feb 3 1979

RECEIVED

FEB - 7 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

County of Middlesex
Mr Ken Eddy
367 Ridout St N
London

Dear Sirs

Re: Comments London-Middlesex Appraisal.

The Council of the Township of Biddulph does not agree in total with any of the four alternatives proposed in the Interim Report of J. F. MacKinnon Ltd dated Nov 1978.

Biddulph Township Council recommends a County Official Plan exclusive of the City of London but does not agree with grouping Planning Areas as set out in the different alternatives.

Yours truly
Austin W Hodgins

TOWNSHIP OF CARADOC

MORLEY GOUGH - A.M.C.T.

P.O. BOX 190,

MARION LOKER

CLERK - TREASURER

MOUNT BRYDGES, ONTARIO

DEPUTY CLERK - TREASURER

RECEIVED

NOL 1W0

PHONE (519) 264-1001

COUNTY CLERKS OFFICE
LONDON

February 8th, 1979

Mr. R.E.F. Eddy, Clerk
County of Middlesex
367 Ridout Street, North
London N6A 2P1, Ontario

Re: London-Middlesex Planning Appraisal

Dear Sir:

The Township of Caradoc feel that the suggested County - Wide Plan would not be of sufficient benefit to justify its costs of formation and implementation. The subsequent annual cost to the individual municipalities would be an additional sum that in most cases would be a duplication of their existing planning costs.

Caradoc would recommend that the Central Middlesex Area Planning Board and the London - Middlesex Liaison Committee could be amalgamated into a new committee. This committee could be named the London-Middlesex Liaison Committee. The more outlying municipalities would still be available in a supportive roll through the present County Council.

Therefore, the Township of Caradoc, feel that as an individual municipality within the County we cannot support the further study or costs regarding the implementation of a County wide plan at the present time.

Yours truly,



Morley Gough, A.M.C.T.
Clerk-Treasurer

ml

TOWNSHIP OF DELAWARE

MRS. JANET PATRICK

CLERK-TREASURER

652-5441

BOX 70, DELAWARE, February 9, 1979

NOL 1E0

RECEIVED

County of Middlesex,
County Building,
367 Ridout Street North,
London, Ontario,
N6A 2P1.

COUNTY CLERK'S OFFICE
MIDLAND

Attention: R.E.F. Eddy,
Clerk-Administrator

Dear Sir:

Re: London-Middlesex
Planning Appraisal Study

The following is the recommendation of Delaware Planning Board and adopted by Council at its regular meeting on February 7, 1979.

The Planning Board feels Alternative #1, County Official Plan with common policies with the city, is the primary choice.

A County planning department should not be consultant to the area municipalities and every effort should be made to ensure that a large planning department is not created.

The planning areas as described in the appraisal have merit and we support this general concept.

If the various planning areas are established it is recommended that each area have their own Committee of Adjustment.

Sincerely,

JP:ml

Janet Patrick
Janet Patrick,
Clerk-Treasurer

Township of East Williams

CHAS. J. FOX, Clerk

R.R. 5, Parkhill, Ontario

:: Phones ::

Office 232-4506

Residence 232-4554

RECEIVED

February 23rd. 1979

County of Middlesex,
Clerk-Administrator's Office
367 Ridout St., N.,
London, Ont.

COUNTY CLERK'S OFFICE
MIDDLESEX

Mr. Ron. Eddy,
County Clerk.

Re: London-Middlesex Planning
Appraisal Study.

This Council having studied the Interim Report for the above noted study have indicated that this Township is strictly an agricultural area, is operating efficiently and economically and sees no reason to be part of a system or planning area which would present no advantages.

The application of the Interim Severance Policies of Middlesex are proving satisfactory in the determination of land control for East Williams Township.

A resolution of Council as follows;

"It is the opinion of the Council of the Township of East Williams that it does not see any benefit in participating in a London-Middlesex Planning Board."

Clerk.

Z.

TOWNSHIP OF EKFRID



Box 41, Appin, Ontario

TEL. Office 289-2016

RECEIVED

FEB 14 1979

February 9, 1979.

COUNTY CLERK'S OFFICE
MIDDLESEX

Mr. R. Eddy,
County of Middlesex,
367 Ridout Street North,
London, Ontario.

Re London-Middlesex Planning Appraisal.

Dear Ron:

At the last regular meeting of the Township Council
the following motion was made:

Moved by A. Smink,
Seconded by L. V. nder Hooft,

That the Township of Ekfrid feels that planning should stay at the local level and Official Plans of the respective Planning Areas and Municipalities remain in the hands of the Municipalities but that a Planning adviser be hired by County of Middlesex to correlate these plans at the Clunty level and provide assistance to the Land Division Committee.

Motion Carried.

Trusting this meets with your approval.

Yours very truly,

Wm. James Boyce,
Township Clerk.

Township of Lobo



R.R. No. 2
Miderton, Ontario
N0M 2A0
Telephone 666-0190

Raymond Lewis, Clerk
Marion Brothers, A.M.C.T. Treasurer
Carolyn Currie, Tax Collector

February 13, 1979

RECEIVED

County of Middlesex,
County Buildings,
367 Ridout Street, N.,
LONDON, Ontario
N6A 2P1

FEB 13 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

ATTENTION: R. Eddy, Clerk

Dear Sir:

Lobo Township Council and Planning Board finds the Planning Appraisal unacceptable.

This report lacks detail on costs for municipalities within the County, and especially there is a lack of information as to whether or not planning would stay with local municipalities or if it would ultimately end up under County control.

Lobo Township Council feels quite strongly that land planning and control should remain with and under the authority of each municipality.

We encourage the London and County Liaison Committee to continue with co-operative discussions.

In addition, we recommend that the County be prepared to provide financial assistance to any municipality which may be confronted with an unacceptable annexation attempt by the City of London.

Yours truly,

A handwritten signature in cursive script that reads "Raymond Lewis".

Raymond Lewis, Clerk
Township of Lobo

RL/sm

TOWNSHIP OF LONDON



ARVA, ONTARIO
NOM 100
TEL. 438-2191

February 12th, 1979.

RECEIVED

SEP 15 1979

Mr. R. E. F. Eddy,
Clerk-Administrator,
County of Middlesex,
367 Ridout Street N.,
London, Ontario. N6A 2P1

COUNTY CLERK'S OFFICE
MIDDLESEX

Dear Sir:

Re: London-Middlesex Planning Appraisal Study

Further to your letter of January 11th, 1979, I wish to advise that the Township of London Planning Board passed the following resolution with respect to the above-noted study:-

"That the correspondence from the County of Middlesex with reference to the London-Middlesex Planning Appraisal Study be received and further that the Township of London Planning Board recommend that the City-County Policy Plan Alternative being Alternative II be recommended providing the existing authority of the Local Planning Boards and Township Councils are retained by the Local Municipalities with respect to the Planning Act as it presently exists."

I trust this explains the Board's position.

Yours very truly,

Albert F. Bannister, A.M.C.T.,
Secretary-Treasurer,
Township of London Planning Board.

AFB/jac

RECEIVED



PARKHILL, ONT.

BOX 189

NOM 2K0

FEB 19 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

February 15, 1979.

Mr. R. E. F. Eddy,
Clerk Administrator,
County of Middlesex
367 Ridout Street North,
LONDON, Ontario.
N6A 2P1

Re: Interim Report - London Middlesex Planning Appraisal

Dear Mr. Eddy:

The Council of the Corporation of the Township of McGillivray met jointly with the Northwest Middlesex Planning Board to review the report and the following Council resolution was passed at the regular meeting of Council on Monday, February 12th.:

"THAT the following points be recommended to the Middlesex County Council for consideration:

- 1) The Liaison Committee continue to function in its present form, and further to develop policies for a policy plan of the County of Middlesex.
- 2) The County Committee develop a framework and policies for a limited County plan.
- 3) The Council of the Township of McGillivray support the examination of area boards either by the County Council or by the local planning board, keeping in mind that some local boards could be enlarged or amalgamated.
- 4) The County Committee submits the limited proposed County plan to County Council and municipal councils for discussion.

..... 2

Mr. R. E. F. Eddy

- 2 -

February 15, 1979

- 5) And further, that the Council of the Township of McGillivray are in no way committed to County Planning other than that the Council would like to see the Council's proposals investigated and discussed."

Yours very truly,



W. J. Amos, Clerk

Township of McGillivray

WJA:g

incorporation Of The
Township of Metcalfe
COUNTY OF MIDDLESEX

Office of the Clerk

RECEIVED

February 5, 1970

FEB - 9 1970

COUNTY CLERK'S OFFICE
MIDDLESEX

Mr. R.E.F. Eddy
Clerk-Administrator
County of Middlesex
London, Ontario

Re: London-Middlesex Planning Appraisal Study

Dear Sir:

Following are a few comments regarding the London Middlesex Planning Appraisal study by the Council of Metcalfe Township. It is the opinion of the council that if a planning area with the City of London could be agreed upon it should only include the townships who are on the perimeter of the city as these are the townships who feel the pressure of the city and know best how to deal with them. It is also the feeling that a planning area for the county would curtail a considerable amount of money to operate with little or no benefit to the townships which make up the rest of the county. To sum up, it is the opinion of Metcalfe Township that the planning of the county should be left up to the planning areas as they exist today or the individual townships who know best how they wish to plan their own particular area.

Yours truly

Raymond Wilson

Raymond Wilson
Clerk-Treasurer

RW:dw
encl.

Municipality of the Township of Mosa

RECEIVED

D. A. McCallum - Clerk
R.R. 2.
Glencoe, Ontario
N0L 1M0

FEB 14 1979

February 10, 1979.

COUNTY CLERK'S OFFICE
MIDDLESEX

R.E.F. Eddy,
County Clerk,
London, Ontario.

Dear Ron:

The Council of the Township of Mosa approved a resolution supporting the position and submission by the Southwest Middlesex Planning Board re the London Middlesex Planning appraisal.

Yours truly,

D.A. McCallum

Clerk

DM/mmm

c.c. S.W.M.P.B.

Township Of North Dorchester.

BOX 209, DORCHESTER, ONTARIO N0L 1G0
Telephone: 268-7334

CHRISTENE McPHERSON
Deputy Clerk-Treasurer

JACK P. WILSON
Building Inspector

GARY WEARNE, A.M.C.T.
Treasurer - Tax Collector

JACK M. HUNT

HUGH NICHOLSON
Road Superintendent

RECEIVED

FEB 13 1979

February 12, 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

Mr. R. E. F. Eddy
Clerk-Administrator
County of Middlesex
367 Ridout Street N.
LONDON, Ontario

Dear Sir: Re: London-Middlesex Planning Appraisal Study

The North Dorchester Planning Board have given approval to Alternative I as set out in the Interim Report of the London-Middlesex Planning Appraisal - "County Official Plan - Common Policies - City Official Plan", with the following modifications:

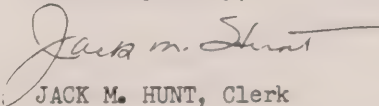
(1) That a County Planning Department should only be charged with the administration of the County Plan and should not be available on a consulting basis to the member municipalities. This would mean that a County Planning Department would be responsible for County Plan amendments primarily and therefore, not a necessity.

(2) Each Planning Area would have one Planning Board and one Official Plan for the whole area and one member from each area Board be appointed to an advisory committee reporting to the County.

(3) Dissolution of the Middlesex Land Division Committee and replace with a Committee of Adjustment for each Planning Area within the County.

(4) Certain items which would directly affect the County be added to the 'Common Policies' and that such common policies be reviewed regularly.

Yours very truly,


JACK M. HUNT, Clerk

McP/

c.c. Central Middlesex Planning
Board.

TOWNSHIP OF WEST NISSOURI

J. CRAWFORD SUTHERLAND
Clerk - Treasurer

THORNDALE, ONTARIO

February 21, 1979.

RECEIVED

Mr. R. E. F. Eddy,
Clerk-Administrator,
County of Middlesex,
County Building,
367 Ridout Street North,
London, Ontario.
N6A 2P1

FEB 23 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

Dear Sir:

The following are the comments of the Council of the Township of West Nissouri on the Interim Report of the London-Middlesex Planning appraisal:

The Council is in favour of Alternative No. 1 as it allows for more input from the local level. The Upper Level allows for all options open.

The document in Council's opinion would allow the County to express its views and the City to express theirs as well.

We are in favour of a County Official Plan and a City Official Plan and thus establishes programs of mutual concern to both levels of Government.

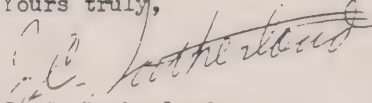
Alternative No. 2 is a basic document that the City and County would agree to and is not known to the Province.

Alternative No. 3 calls for a County Official Plan and a City Official Plan with each going their own way.

Alternative No. 4 is for restructuring and we see this as leading to regional government which we are not in favour of.

The Council's choice is for a Planning Director for the County. His help would come from consulting groups and therefore not requiring a permanent staff.

Yours truly,


J. C. Sutherland,
Clerk and Treasurer.



TOWNSHIP OF WESTMINSTER

765 EXETER ROAD, LONDON, ONTARIO N6E 1L3

Telephone: (519) 681-1300

ROBERT M. MALPASS, A.M.C.T.
ADMINISTRATOR CLERK TREASURER

RAY G. HANDS
DEPUTY CLERK

WILLIAM C. BOGUE, A.M.C.T.
TAX COLLECTOR DEPUTY TREASURER

CLIFFORD L. CARROTHERS
ROAD SUPERINTENDENT

KENNETH KELLEY
INSPECTOR

RECEIVED

FEB 15 1979

February 13, 1979.

COUNTY CLERK'S OFFICE
MIDDLESEX

Mr. R. E. F. Eddy,
Clerk-Administrator,
County of Middlesex,
367 Ridout Street North,
London, Ontario.
N6A 2P1

Dear Mr. Eddy:

Re: London-Middlesex Planning Appraisal

Please be advised that the Council, Township of Westminster, at its meeting held on February 12th, 1979, adopted a recommendation of the Westminster Planning Board from its meeting of January 29th, 1979, that the Report of the London-Middlesex Planning Appraisal, as submitted by the Committee appointed for this purpose, be adopted and forwarded to the County of Middlesex as the Township of Westminster's position in this matter.

A copy of such Report is enclosed herewith.

Yours truly,

Robert M. Malpass
Administrator Clerk-Treasurer

RMM:1a
Enclosure

REPORT ON THE LONDON MIDDLESEX PLANNING APPRAISAL

As per Planning Boards direction the Committee to consider the London Middlesex Planning Appraisal met and after due deliberation submit the following recommendations for the Boards consideration.

RECOMMENDATIONS

That alternative 1: County Official Plan - Common Policies - City Official Plan is in the Committees opinion the alternative best suited to the needs of the Township of Westminster and the County of Middlesex, with the following modifications:

(1) It is the opinion of the Committee that a County Planning Department should only be charged with the administration of the County Plan and should not be available on a consulting basis to the member municipalities. This would mean that the County Planning Department would be responsible for County Plan amendments primarily and therefore not a necessity in the committee's opinion. It is felt that the Department if used by Member Municipalities could become a bureaucratic empire and this should be avoided at all costs.

(2) The Committee agrees with the Planning Areas suggested insofar as Delaware, Westminster and North Dorchester are concerned and while they question the inclusion of Lucan and Biddulph in North Middlesex rather than Northwest Middlesex they do not feel qualified to question this grouping.

(3) Each Planning Area to have one Planning Board and one Official Plan for the whole area and one member from each area Board be appointed to an advisory committee reporting to the County.

(4) Dissolve the Middlesex Land Division Committee and replace with a Committee of Adjustment for each planning area within the County.



TOWNSHIP OF WEST WILLIAMS

John A. Duncan, Clerk
R.R. No. 2, Parkhill, Ontario
N0M 2K0

RECEIVED

FEB 14 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

February 9, 1979

Mr. R. E. Eddy, Clerk-Administrator,
County of Middlesex,
367 Ridout Street, North,
London, Ontario

Dear Sir:

After studying the London-Middlesex Planning Appraisal, the Council of the Township of West Williams wish to make the following comments.

"We do not concur with any of the proposals in the interm report, however we could concur with the creating of planning areas as shown on the map in alternative # 1 in the report, and recommend that a co-ordinating committee be established to develop more continuity within the planning areas in the County of Middlesex".

Yours truly,

J. A. Duncan

J. A. Duncan, Clerk

Central Middlesex Planning Board

LONDON . ONTARIO

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CLERK'S OFFICE
LONDON

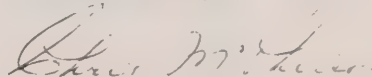
P. O. Box 209
Dorchester, Ontario
NOL 1G0
Tel. 268-3691

Mr. R. E. F. Eddy
Clerk-Administrator
County of Middlesex
367 Ridout Street N.
LONDON, Ontario

Dear Sir: Re: London-Middlesex Planning Appraisal

A majority of the members present at a meeting of the Central Middlesex Planning Board called to consider the Interim Report of the London-Middlesex Planning Appraisal, have indicated their preference for Alternative I as set out in the study. They wish, however, to re-emphasize the importance of the power of decision remaining with the Township Planning Boards and/or Planning Area Boards, in all matters except those set out in the "Common Policies".

Yours very truly,



CHRIS MCPHERSON, Secretary

I.

SW Middlesex

PLANNING BOARD

Dougald McCallum, Sec.-Treas.

R.R. # 2

Glencoe, Ontario

NOL 1M0

Tel. 519-287-5085

The Southwest Middlesex Planning Board having studied the Interim Report of the London-Middlesex Planning Appraisal, submits the following resolution in response to the Report:

WHEREAS, the potential problems associated with the future needs and possible expansion of the City of London would appear to be more closely related to those municipalities which are immediately adjacent to the City than to the other municipalities of the County;

AND WHEREAS, the apparent benefits of a common Official Plan for Middlesex County appear to be greater for those municipalities which are nearest to the City of London;

AND WHEREAS, the future annexation of parts of the County by the City of London and the resulting loss of revenue by the County appears to be an inevitable occurrence;

AND WHEREAS, it would seem desirable for the local municipalities of the County to retain as many planning responsibilities as possible;

AND WHEREAS, the conformity which would result from an Official Plan for Middlesex County seems to be an unnecessary objective;

AND WHEREAS the member municipalities of the Southwest Middlesex Planning Board are on the verge of completing their Official Plan and Land Use By-laws at a substantial cost;

AND WHEREAS, the costs associated with drafting an Official Plan for Middlesex County, with revising the existing plans, and Land Use By-laws, and with the annual administration of planning by the County would impose an undue financial burden upon the local municipalities and are not justified in respect to the benefits;

WHEREFORE, be it resolved that the Southwest Middlesex Planning Board recommends as follows:

SW Middlesex

PLANNING BOARD

Dougald McCallum, Sec.-Treas.

R.R. # 2

Glencoe, Ontario

N0L 1M0

Tel. 519-287-5085

-2-

1. That the responsibility for planning should remain with the local municipalities of Middlesex County;
2. That all four alternatives contained within the London-Middlesex Planning Appraisal be rejected;
3. That the County be divided into five planning areas as follows:
 - a) Northern Middlesex (McGillivray, West Williams, East Williams, Biddulph, Parkhill, Ailsa Craig, Lucan)
 - b) West Middlesex (Adelaide, Metcalfe, Caradoc)
 - c) Strathroy
 - d) Southwest Middlesex (Mosa, Ekfrid, Wardsville, Newbury Glencoe)
 - e) London Suburban (West Nissouri, London Township, Lobo, Delaware, Westminister, North Dorchester)
4. That each planning area identified above develop its own Official Plan.
5. That the planning area identified above as "London Suburban" and the City of London develop a set of 'common policies' to deal with planning and development matters of mutual concern to both the City and the County.

~~Jan 8 1979~~
59.1.1.79

Upper Thames River Conservation Authority

Incorporated 1947 under the Conservation Authorities Act (1961)

P.O. Box 6278, Station "D"

London, Ontario

N3V 2Y8



CITY CLERK	No. 0682
SUBJECT	Interim Report
DATE	JAN 25 1979
REF.	City of London
	C. M.C.E. L.E.R.

January 24th, 1979

File No. L.6. RWT, REFE,
L Sp. Aul,
T. HALWA, R. NALTASS
FOR INFO

Mr. Robt. J. Tolmie
Secretary
County/City Liaison Committee
Corporation of the City of London
P.O. Box 5035
LONDON, Ontario N6A 4L9

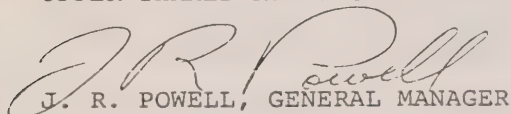
Dear Sir:

Re: Response to Interim Report of the
County/City Planning Appraisal Study.

Further to your letter of January 9th, 1979, enclosed please find a copy of the U.T.R.C.A. response to the Interim Report of the County/City Planning Appraisal Study recommended by Authority staff.

I have taken the liberty of forwarding the staff response since your deadline occurs prior to the next meeting of our Land Use Advisory Board which will consider the matter and recommend the formal Authority position to the Executive Committee in early March.

Yours very truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY


J. R. POWELL, GENERAL MANAGER

JRP/vg
Encl.

Upper Thames River Conservation Authority

January 22, 1979

File # L.6.

TO: Chairman and Members
Land Use Advisory Board

FROM: J. R. Powell, General Manager

RE: Response to Interim Report
of the County/City Planning
Appraisal Study

The U.T.R.C.A. has been requested to respond to the above report which sets out four (4) alternative means whereby the City of London and Middlesex County could achieve more effective planning and decision making with respect to mutual problems and issues. The four alternatives are described below along with the recommended response of the U.T.R.C.A.

ALTERNATIVE 1: 'COUNTY OFFICIAL PLAN - COMMON POLICIES - CITY OFFICIAL PLAN'

Under alternative 1, the County of Middlesex would be defined as a planning area. An official plan for the County would be prepared as well as a set of 'common policies' to deal with planning and development related matters of mutual concern to both the City and the County. The 'common policies' would be incorporated directly into the Official Plan of the County and, by amendment, into the Official Plan of the City. These 'common policies' would initially deal with:

- i) urban fringe development surrounding the City
- ii) extension of water supply and sewage disposal services beyond the boundary of the City.
- iii) annexation to accommodate the future land requirements and transportation needs of the City.
- iv) transmission and highway corridors serving the City (including a proposed 500 kV line, the proposed Lake Erie pipeline, and Highway 402)
- v) railway relocation as it affects lands outside the City
- vi) suburban roads system
- vii) recreation facilities and programs available or catering to residents of both the City and the County
- viii) balancing the City's need and accessibility to the mineral aggregate resources of the County against the desire to preserve agricultural land
- ix) disposal of solid waste

Alternative 1 also entails the preparation of a county official plan. The Plan would be a general plan dealing with issues of county-wide significance. It would consist of a set of broad policies designed to provide guidance to the County and its member municipalities on various aspect of development in the County.

It would include policies on:

- i) rural resources (agriculture, mineral aggregate reserves, woodlands, conservation lands, lands for recreation and non-farm development)
- ii) population growth (including the projected growth of the County and the role of urban centres in the County in terms of their function, size shape and servicing requirements)
- iii) servicing (area wide water supply and sewerage systems)
- iv) major transmission corridors
- v) major road network
- vi) content requirements and guidelines for local and area-wide official plans.

The County Official Plan would not contain specific land use designations apart from making a distinction between 'what is rural' and 'what is urban'. Specific land use designations and transportation routes would be provided for in the local or area-wide official plans prepared within the policy context and framework of the County Official Plan. The County Official Plan would be adopted by County Council and implemented by the detailed local or area-wide land use plans and other means available to the County Council.

ALTERNATIVE 11: 'CITY-COUNTY POLICY PLAN'

In this Alternative, the 'common policies' referred to in Alternative 1 would take the form of a single free-standing document -- the City-County Policy Plan. This differs from Alternative 1 where the 'common policies' are incorporated directly into the official plans of the County and the City, thereby becoming legally binding on both parties. Under Alternative 11, however, there would be no County Official Plan which the County could incorporate the 'common policies' into. Although the City could still adopt the 'common policies' into its official plan (and in so doing bind itself), it would have little incentive of doing so if the County could not, in fact, do likewise. Without a county official plan, the 'common policies' would stand alone. For them to be effective, special legislation from the Province would most certainly be required.

ALTERNATIVE 111: 'COUNTY OFFICIAL PLAN'

Alternative 111 (like Alternative 1) involves the preparation of an official plan for Middlesex County. The Official Plan of the City of London would remain in effect and would be neither replaced nor made to conform to the County Official Plan. Unlike the previous two alternatives, there would be no 'common policies' or policy plan' prepared by the City and the County and designed to deal with planning and development issues of mutual concern to the City and the County. Under this Alternative, it would be desirable from the standpoint of both parties for the City to provide input into the County Official Plan during the preparation stage. This could be achieved at the staff level and through the London-Middlesex Liaison Committee. In this way, the potential need for provincial involvement to settle disputes after the plan is submitted for approval would be reduced.

ALTERNATIVE 1V: 'RESTRUCTURING'

The fourth and final alternative identified entails a restructuring of Middlesex County. The City would become part of the county system with direct representation on the County Council. The County would assume new responsibilities in addition to planning, and the number of municipalities in the County would be substantially reduced. A restructuring study of Middlesex County in 1974 (which did not however include the City of London within its terms of reference) recommended a reduction in the number of municipalities in the County from twenty-two to nine (Figure 2). These new municipalities, representing in most instances amalgamations of existing municipalities, were:

- | | |
|---------------------------------|--|
| i) <u>Municipality No. 1</u> | Ailsa Craig, Parkhill, McGillivray, East Williams, West Williams |
| ii) <u>Municipality No. 2</u> | Adelaide, Caradoc, and Metcalfe |
| iii) <u>Municipality No. 3</u> | Strathroy |
| iv) <u>Municipality No. 4</u> | Glencoe, Newbury, Wardsville, Ekfrid and Mosa |
| v) <u>Municipality No. 5</u> | Delaware and Westminster |
| vi) <u>Municipality No. 6</u> | Lobo and London (Township) |
| vii) <u>Municipality No. 7</u> | Lucan and Biddulph |
| viii) <u>Municipality No. 8</u> | West Nissouri |
| ix) <u>Municipality No. 9</u> | North Dorchester |

Whether these groupings of municipalities are still valid today and whether they would be acceptable to the Province, the City, the County, and the municipalities affected would require further study. Such a study could potentially result in substantial changes to the boundaries of the new restructured municipalities.

The following is recommended as the response of the U.T.R.C.A.

ALTERNATIVE 1: 'COUNTY OFFICIAL PLAN -
COMMON POLICIES - CITY OFFICIAL PLAN'

Alternative 1 is the preferred alternative at this point in time. It provides a mechanism for County-wide planning and for resolution of differences and problems between the County and the City. This mechanism is sorely needed at the present time.

ALTERNATIVE 11: 'CITY-COUNTY POLICY PLAN'

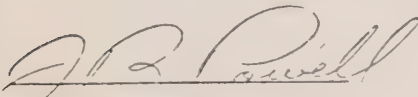
This alternative should be discarded. Not only does it leave the County without an Official Plan but special legislation would be required if the "common policies" were to be any more binding than a statement in favour of motherhood.

ALTERNATIVE 111: 'COUNTY OFFICIAL PLAN'

This alternative should also be discarded because it leaves the resolution of City-County mutual concerns to whatever ad hoc means can be devised at the time.

ALTERNATIVE 1V: 'RESTRUCTURING'

This alternative is premature, both logistically and politically. In time, it may occur as a logical evolution from a system based on Alternative 1 but only after political attitudes change substantially and only after the City and County have developed a smoothly running co-operative system of jointly resolving their planning needs.



J. R. Powell,
General Manager

JRP/er

c.c. T. B. Prout
D. R. Pearson
W. J. Diver



LONDON & MIDDLESEX COUNTY ROMAN CATHOLIC SEPARATE SCHOOL BOARD

401 Queens Avenue • P.O. Box 517 • London, Canada N6A 4X5 • Telephone 432-3493

K. J. REGAN, B.A., M.Ed.
Director of Education

Our File No.

March 5, 1979

Mr. Ted L. Halwa,
Planning & Resource,
Management Group,
James F. MacLaren Limited,
Consulting Engineers & Planners,
320 Adelaide Street South,
London, Ontario NSZ 3L2

Dear Mr. Halwa:

On February 26, 1979, the London and Middlesex County Roman Catholic Separate School Board adopted the following resolution:

"That the Board supports alternative #1 in the planning appraisal report (Interim Report London-Middlesex Planning Appraisal, November 1978) which proposes that the County of Middlesex would be defined as a planning area and that an official plan for the County would be prepared as well as a set of official common policies to deal with planning and development related matters of mutual concern to both the City of London and the County of Middlesex."

The above resolution is in response to your letter of December 7, 1978, inviting the Board to comment on the Appraisal Report. Therefore, please consider this resolution as the Separate School Board's submission to the London-Middlesex Planning Appraisal study.

Yours very truly,

G. E. Mottram,
Administrative Assistant.

GEM:mb
c.c.: Mr. L. Field
James F. MacLaren Ltd.

london transit RECEIVED

CITY CLERK No. 0781
SUBJECT *Interim Rpt -*
DATE *Jan 28 1979*
FILE *City Clerk*
SERVICE, L.E.D.

JAN 1 1979

COUNTY CLERK'S OFFICE
MIDDLESEX

RWT, REEV
L. SPITAL,
T. HALWA,
R. MALPASS
GENERAL OFFICES
450 Highbury Ave.
LONDON, CANADA
N5W 5L2
(519) 451-1340

FOR INFO

THE LONDON TRANSIT COMMISSION

T. J. Ferris
Chairman

January 26, 1979.

T. T. Thomson
Vice-Chairman

Mr. R. Tolmie,
Secretary,
London-Middlesex Liaison Committee,
City Hall,
300 Dufferin Avenue,
London, Ontario,
N6A 4L9.

A. J. James
Commissioner

Dear Mr. Tolmie:

P. O. Yorke
Commissioner

The Commission has now had a chance to review the Interim Report of James F. MacLaren Limited prepared for the London-Middlesex Liaison Committee.

D. H. Crawford
Commissioner

The concern with regard to public transportation would primarily arise in the urban fringe development surrounding the City of London. Development along the fringe has already commenced, and, unless joint planning takes place with regard to this development, there will be a repeat of the situation which arose in the annexation of 1961. This is a mutual problem to both bodies, and the planning involved must consider public transit in order that the service to be provided is attractive and adequate.

G. J. Arblaster
General Manager

R. J. Rupert
Secretary/Treasurer

Traditionally, public transportation in the rural area has been the domain of the private carrier operating infrequent schedules or served by inter-city carriers with intermediate stops. It would appear desirable that this process continue for the rural area.

While there is not any specific input the Commission has at this time, we would appreciate being kept informed of any progress in the area of joint planning.

Yours truly,

G. K. Arblaster

G. K. Arblaster:jim

General Manager

